

Minutes of the Timbers Water & Sanitation District Board Meeting
Zoom Remote Meeting
February 9, 2026

1492 Members Present: The following Directors were present and acting:

- Ms. Jodi Lightfoot, Vice President
- Mr. Larry Ioffredo (absent)
- Mr. Gary Osteen
- Mrs. Erica Fisher (absent)
- Mr. Mike Lomas, Chairman and President

Managers:

- Kasey O'Halloran

Call to Order: The Regular Meeting of the Board of Directors of Timbers Water & Sanitation District was called to order by President Lomas on February 9, 2026, at 6:03 pm, noting a quorum was present.

Consent Agenda: The Board reviewed the regular and special meeting minutes from January 2026. The financial statements and the AR report were reviewed from January 2026. Upon motion duly made by Ms. Lightfoot and seconded by Mr. Osteen, it was

RESOLVED to approve the consent agenda.

Invoices: Invoices for January 2026 were reviewed and approved for payment. Upon motion duly made by Ms. Lightfoot and seconded by Mr. Osteen, it was

RESOLVED to approve payment of the open invoices.

Transfer of funds from TWSD to TWSWA Enterprise: \$5000 – this will happen monthly on an automated cycle at the bank and in QuickBooks.

Manager's Updates: John Fitzgerald - January BOD removal was 68%, well under our required removal of 85%. TIN is at 35.1mg/l. Ammonia is @ 35.1mg/l. Ecoli was the worst we can get at >2419.6 mpn. I took two samples on separate dates hoping to get a better average but they both came in at >2419.6 mpn.

We still got poor results in January. We now have two different engineering firms working on our issues. We had two on sight walk throughs with Jacobs, CDC and Zenobia Group. Also a meeting with CDC, Zenobia, Orenco, and Jacobs at CDC offices. I installed an LCD in UV unit 305 that I had on sight, LCD was broken and unreadable. I shoveled off two (actually three) Axmax lids for the engineer on sight walk through. Reset factory setting of max flow rating on UV 305. Phone conference with Mary A. of CDC. Ordered and have begun dosing of Plant Pro Ammonia control to help with Nitrification. This was billed to Timbers USA Bluebook account. \$363.73. Generator stopped exercising on 1/27. Called Stagecoach Elec. for onsite repair. They showed today 2/3/2026. Generator fan came off the mount and damaged the radiator. They are sourcing the parts for an ASAP repair. I ordered a backflow prevention test as it was slightly overdue. Yearly event. I ordered a Sludge Judge to measure sludge in our Axmax units. We will continue to struggle with our two year rolling average for Ammonia, TIN and Ecoli. These will take a few months or more to recover from because they include violations from the previous 23 months. I ordered some spare parts for our UV lamps. Received the wrong gasket kit and am trying to return for the proper kit. Also waiting on an LCD that they are having trouble sourcing. I changed the recirc ratio on our Axmax units in an effort to increase cell time to help nitrification. UV 310 is getting frequent low dose alarms due to overheating. This also causes fowling, resulting in more frequent cleaning intervals. We have a potential solution in the works in the form of a purge valve kit that will flush the units with cold water too prevent overheating. Mary at

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CDC is working on it. CDC is also drawing up plans for an Air relief valve in the process building to possibly relieve air binding that may be reducing our Discharge pump capacity.

The board discussed the generator repair bid from Stagecoach Electric, which cost \$7,700, which is nearly double the previous repair from February 2024. Mr. Lomas expressed concern about the high cost and noted that while the generator needs fixing as it's currently on high alarm status. Mrs. O'Halloran will reach out to John Fitzgerald to get details on the bid and why the cost has increased so significantly.

Tim Gibbons – Managers Report - *There are several future projects that are upcoming. Roof replacement at storage tank building where Zirkel Wireless and our radio controls are housed. Raising fire hydrant at Fishers (Aspen Lodge). Ask Native Excav. for a bid. Painting part of water storage tank that is rusting. Cleaning and inspecting interior of water storage tank as required by CDPHE. Look into another water source (well).*

The Board asked Mrs. O'Halloran to reach out to Tim directly about getting the cleaning and painting of the water tank completed. They asked him to find vendors and obtain pricing before getting the work completed. Mr. Lomas will continue to work on the fire hydrant project.

New Business: Policies – Mrs. O'Halloran distributed two policies, a Whistleblower Policy and a Conflict-of-Interest Policy to the Board Members. She will distribute them electronically and then ask Board Members to sign annually as well. A motion was made by Mr. Lomas to adopt the policies, seconded by Mr. Osteen, and passed unanimously.

New Merchant Services – Mrs. O'Halloran has found a new merchant services for online payment processing. This new service will allow customers to set a reoccurring payment feature. The Board hopes this will allow for more timely payments by the consumers. Ms. Lightfoot made a motion to switch merchant services vendors, Mr. Osteen seconded the motion, and it passed unanimously.

Old Business: *EDU/Water Meters* – Mr. Ioffredo is out this month and will report back to the Board next month.

Fire Hydrants – Mr. Lomas will continue to work with Zenobia Consulting on what the best course of action will be on the fire hydrants that need serviced.

WWTP Violations – Mr. Lomas updated the Board that after a meeting with Ms. Lightfoot and Mary Andre with CDC, the Board has informed CDC we will no longer be needing their services. Mr. Lomas and Ms. Lightfoot are actively working with Ben Baell of Zenobia Consulting to investigate the failing WWTF and what should be done.

Water Rights – Mrs. O'Halloran will follow up again with Ashley Moffat.

With business concluded and upon motion duly and unanimously approved, it was **RESOLVED** to adjourn the regular meeting the Timbers Water & Sanitation District Board of Directors
At 6:57 pm, this 9th day of February 2026.

Respectfully submitted Kasey O'Halloran
District Manager, Timbers Water and Sanitation District