

Mesa Cortina Water & Sanitation District

Board of Directors Meeting

Tuesday, August 5th, 4:30PM

Summit County Library North Branch

651 Center Cir, Silverthorne, CO 80498

Attendance Board: Stan Wagon, Randy Rehn, Jon Whinston

Staff: Jeff Leigh **Manager**, Kelsey Andersen **Assistant Manager**; Austin Terry,
Bookkeeper

Guest: Greg Morgano

Meeting was called to order at 4:40 PM

Minutes:

Financials:

New Business

Outstanding Customer Balance

- Motion to stop the pursuit of \$100, Seconded, Motion was passed delete interest from amount.

Tank Diving

- Sam at Inland Tank, plan to be on the 16th. Hopeful it will happen and the Board will address it if needed.

Greg Morgano

- **Greg's Background:** Former JSA employee, licensed in wastewater collections (Level B), and water treatment/distribution. He's assisted Kelsey with alarm calls and seeks side work while guiding fly fishing in the summer. May take a full-time winter role with Water Works W (Keystone/Summit area), but this wouldn't conflict with his Mesa Cortina responsibilities.
- Long-Term Goal: Greg could provide on-call coverage and assist with maintenance tasks such as manhole lifting and well piping work. The board discussed gradually increasing his involvement.
- Board Consensus: Greg is reliable and familiar with the system. A potential plan includes having him attend all future meetings.

Action:

- Gradually integrate Greg into more responsibilities.
- Include Greg in future board meetings

Pb/Cu Results

- Recent Results: One copper hit (1.3 MCL) occurred at a residence, likely due to over 8 hours of stagnation and use of an infrequently used bathroom faucet.
- Discussion: Letting homeowners handle sampling risks testing integrity.
- Consensus: All future samples should be handled by district personnel or more strictly supervised.

Actions:

- Communicate clearly to homeowners the six-hour limit for sample stagnation.
- Prefer district-managed sampling over homeowner-led efforts to reduce risk of violations.
- Follow up with Frank and Bob about future sample expectations.

Spring Beauty Main Break

- Noted Issue: Recent minor break on Spring Beauty left an asphalt mess. Board is considering hiring a small-patch contractor for clean-up.
- Board View: Minor damage not worth pursuing reimbursement or major repair, but better communication with county road crews is needed.

Action:

- Monitor patch areas and ensure acceptable restoration.
- Follow up with county on permit requirements related to driveway work.

Merrick Change

- **Issue:** Uncertainty regarding physical records (plans and drawings) held by Merrick following the departure of project contacts like Jody, Ron, and Jim.
- **Ownership:** Jody confirmed that Mesa Cortina owns the designs, though most drawings are unstamped.
- **Stamping Requirement:** Only needed if a project seeks certain grants or CDPHE approvals.
- **New Contact:** Claire (Merrick) has reached out to introduce herself. Board is considering having her attend a future meeting.

Actions:

- Retrieve and review physical files from Merrick.
- Schedule a meeting with Claire to evaluate continued collaboration.
- Begin vetting alternative engineering firms if needed.

- Investigate the cost and process of getting key drawings stamped, in case future grants or regulatory filings require them.

Firewise Community

- Update: Mesa Cortina has achieved Firewise Community status. Volunteers, including Rick and Judy, have cleared vegetation from multiple properties.
- Sign Debate: Discussion over whether to post Firewise signage. Some board members view it as unnecessary or unsightly.

Action:

- Poll or gather informal feedback on whether to install Firewise signs.
- Support and coordinate with Firewise volunteers where needed.

Manhole Raising

- Ongoing Project: Past years' work left several manholes unraised. Supplies (cast iron rings) are already purchased and stored.
- Issue: Some locations (e.g., Elk Thistle) have challenging concrete cone tops that require special extensions.

Actions:

- Resume manhole raising project—coordinate with Greg and others for fall completion.
- Inventory remaining supplies and sites still requiring attention.

Legal & Budget Planning

- Next Meeting: Tentatively rescheduled from Sept 2 (Labor Day) to Sept 9.
- Tim's Visit: Legal advisor Tim should attend in October to assist with finalizing the budget and answering legal questions.

Old Business

Document Archives

Safety Equipment

- Need Identified: Mesa Cortina currently lacks a locator. Greg suggested a brand available for ~\$1,500 that would meet needs.
- Shared Purchase: Special district would cover 50% of the cost.

Action:

- Proceed with locator purchase using cost-share funds.

Project Planning

- Lift Station
- Royal Buffalo Drive Waterline Replacement
- Thimbleberry, Larkspur, Spring Beauty Waterline Replacement
- Vault Piping
 - **Background:** Corrosion issue believed to stem from electrical grounding. Corroded copper piping needs replacement (~20–30 feet).
 - **Current Status:** Not urgent, but remains on the to-do list.
 - Action:**
 - Schedule vault pipe replacement later in the year.
 - Verify that corrosion has ceased since grounding was adjusted.
- GIS

Next Meeting: The next meeting is scheduled for Tuesday, September 2nd, 2025, at 4:30 PM at the north branch of the Summit County Library.

Adjourned at 6:32 PM