

# Mesa Cortina Water & Sanitation District

## Board of Directors Meeting Tuesday, January 9th, 4:30PM

The Pad

491 Rainbow Drive, Silverthorne, CO 80498

**Attendance**    **Board:** Stan Wagon, Jon Whinston, Greg O’Neill, Randy Rehn, Matt Hickman  
**Staff:** Jeff Leigh, Manager; Kelsey Andersen, Assistant Manager; Michael Kurth, Bookkeeper; Austin Terry, Bookkeeper  
**Guests:** Richard Pratt

**Meeting was called to order at 4:32 PM**

**Minutes:**    ***A motion was made by Stan Wagon to approve the minutes of the December 7th, 2023 meeting. Seconded by Randy Rehn. Motion approved.***

**Financials:**    Financial reports through the end of November, 2023, were emailed to the Board. Year to date income is at \$363,999 and is \$20,761 above budget. Year to date operating expense is \$300,488 and is \$22,727 below budget. Operating year to date net income is \$63,511 and is \$43,487 above budget.

**Business:**    -There was discussion regarding the concern of the current architectural review procedures of The District and the coordination with the Cortina Property Owners (CPOA) Architectural Review Committee. The Notice of District Approval section of the Rules and Regulations (Article VII, section 700.06) was reviewed. ***Stan Wagon made a motion to remove the reference to the approval from the CPOA Architectural Review Committee. The revised section would read: “A letter to Summit County may be sent by The District stating that water and sewer capacity is available provided that such capacity does in fact exist, all applicable fees have been paid.” Randy Rehn seconded the motion. Motion passed.***

-Michael introduced Austin Terry to the Board. Austin and his wife Sarah will be taking over the role of Summit Bookkeeping as the bookkeepers for The District.

-Kelsey reviewed the recent water main break on Royal Buffalo on New Year’s Eve. It was a large break that was located quickly and repaired quickly. There was discussion on BACT water testing after the break. With this break it took a few days to give the “all clear” to residents to be able to drink the water. There was a discussion with regard to ORC water testing and cost. The Board suggested that the water testing be a requirement after all future water breaks.

-Kelsey and Jeff will work on getting the spreadsheet of water line breaks updated to include the last few years.

-Kelsey suggested that an electronic GIS system be implemented to map all water lines, valves, hydrant locations, curb stops and service lines to assist in isolating water breaks in the future. This would be a backup to the current paper maps being used.

-There was a brief discussion with regard to a delinquent water account which was being invoiced directly to a renter. Mike informed the Board that the account has been paid and is current through 12-31-23. It was noted that property owners are responsible for the payment for water & sewer services. ***Randy Rehn moved that in the***

***future the billing be sent directly to property owners, but could be copied to renters if requested by the owner. Stan Wagon seconded the motion. Motion carried.***

-There was discussion with regard to water usage and if the Board could limit water usage for owners. It was noted that The District could not really limit usage long as the bills are being paid. With the tiered water usage, excessive use of water is being discouraged.

-Mike will be getting out end of year financial reports in the next few weeks and will be working with Kyle Logan of Logan & Associates for the annual Audit exemption for the State.

-Greg O'Neill informed the Board of some concerns with the water temperature in the storage tank. With the work done on the water tank this past summer the outside insulation was removed from the tank and thermometers were installed. Running the water mixer is thought to actually cool the water. There have been a couple heaters installed to help keep the temperatures from going below freezing. It was noted that in past 43 years there have been no issues related to freezing in the tank and the temperatures were not monitored. It was suggested that the daily water turnover rate be increased as the water coming into the tank overnight is a higher temperature and would help eliminate the drop in water temperature. Greg, Randy & Kelsey will continue to monitor the situation and report to the Board if any additional concerns arise. The District will probably need to consider insulating the tank in the future.

-Kelsey informed the Board that 2029 Larkspur will be undergoing a major remodel and may be increasing there EQR from 1.3 to 1.4 which is within the established limits of The District. Kelsey has asked that they complete an application for water.

**Next Meeting:** The next meeting is scheduled for Tuesday February 6th at 4:30PM, either at The Pad or the north branch of the Summit County Library.

**Adjourned at 5:22PM**