

MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

May 14, 2024

A Regular Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 6:00 p.m. on Tuesday, May 14, 2024.

The audio recording of this meeting is available on the District’s website.

<p><b>Attendance:</b></p>	<p>A Regular Meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following Directors in attendance:</p> <p>Karen Morgan, President Dave Wiechman, Vice President Roger Wendell, Treasurer Randy Little, Secretary</p> <p>Not present, and unexcused: None</p> <p>Also present were: Dylan Woods, Title 32 Attorney Josh Stanley, District Manager, GMWSD Sam McKay, GMWSD Doug Pavlich, GMWSD</p> <p>Ludmila Other guests</p>
<p><b>Call to Order / Declaration of Quorum (0:03)</b></p>	<p>Director Morgan, noting the presence of a quorum of all Directors, called to order the Special Meeting of the Board of the Green Mountain Water and Sanitation District at 6:00 p.m.</p> <p>Director Morgan noted that Director Hooks provided a resignation to the Board.</p>
<p><b>Directors &amp; Disclosure Matters (0:56)</b></p>	<p>None.</p>
<p><b>Approval of/Additions to /Deletions from the Agenda (1:31)</b></p>	<p>Director Morgan <b>MOVED</b> to add approval of the April 23, 2024 meeting minutes to the agenda. Director Wendell seconded,</p>

	<p>following discussion and upon vote, the motion <b>PASSED</b> unanimously.</p>
<b>Public Comment (2:42)</b>	<p>Ludmila provided public comment regarding developer litigation and the board vacancy. Would like more information regarding the ravine bridge and litigation matters. (2:42)</p>
<b>Approval of Minutes (6:02)</b>	<p>Director Morgan <b>MOVED</b> to approve the March 12, March 19, and April 9, and April 23, 2024 Meeting Minutes. Director Wendell seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously.</p>
<b>Financial Matters (6:45)</b>	<p>The Board reviewed the May 2024 Daily/Monthly Operating Expenses &amp; Capital Expenditures. Director Morgan <b>MOVED</b> to approve the expenditures and unaudited financial statements for the period ending April 30, 2024. Director Wendell seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously.</p>
<b>District Reports (8:31)</b>	<p>Mr. Stanley provided the Maintenance Report. There were no main line breaks in April. About 400 endpoints are left to install. Development reviews are all pending additional steps. A few inquiries on the remaining vacant land development have come in. (8:31)</p> <p>The infrastructure replacement project bids were complete on May 1<sup>st</sup>. Director Morgan <b>MOVED</b> to approve the bid from Concrete Works of Colorado to complete the 2024 infrastructure replacement projects for Group 1 and 2. Director Wendell seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously. (14:33)</p> <p>CDPHE review of the sanitary system went well. (23:30)</p> <p>Plans for the Ravine are being prepared to submit to Lakewood. (25:04)</p>

	<p>Director Morgan <b>MOVED</b> to approve the amendments to development review process documentation. Director Little seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously. (28:42)</p>
<p><b>Director’s Matters (31:33)</b></p>	<p>No issues were found with the District Manager background and drug check (31:33)</p> <p>The Board entered into a discussion regarding the director vacancy. Director Wiechman <b>MOVED</b> to appoint Art Martinez to the vacancy. Director Wendell seconded. Director Wiechman <b>MOVED</b> to table the motion to the June meeting. Director Wendell seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously. (32:15)</p> <p>Director Wiechman <b>MOVED</b> to appoint Roger Wendell as Treasurer. Director Morgan seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously. Director Morgan <b>MOVED</b> to appoint Wiechman as Vice President. Director Wendell seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously. Director Wendell <b>MOVED</b> to appoint Director Little as Secretary. Director Morgan seconded, following discussion and upon vote, the motion <b>PASSED</b> unanimously. The Board discussed updating board signers once the last vacancy is appointed. (38:32)</p> <p>The Board entered into a discussion regarding HB24-1463. The language limiting tap fees was removed from the bill. The Board discussed the need for a lobbyist prior to next legislative session. (46:37)</p> <p>The Board discussed a personnel organizational chart and pending ideas from Mr. Stanley. (56:40)</p>

<p><b>Legal Matters (1:32:57)</b></p>	<p>Mr. Woods provided the Board with updates regarding Big Sky. The Board determined that Director Morgan and Director Wiechman will participate in the upcoming mediation. (58: 36)</p> <p>Mr. Woods provided an update regarding the Fossil Ridge litigation. (1:05:20)</p> <p>Mr. Woods discussed the upcoming SDA Workshops. Information will be sent to the Board. (1:06:30)</p> <p>Mr. Woods provided information on a new lawsuit with Solterra. Fossil Ridge has been named in the suit along with the District. (1:08:09)</p> <p>Director Little inquired about the \$30 service fee on the Green Mountain bills. Director Morgan clarified that the fee covers flat District expenses such as staffing. A breakdown of rates may be found on the District’s website. (1:10:15)</p>
<p><b>Executive Session pursuant to §24-6-402(4)(b) C.R.S. for the purpose of receiving legal advice regarding:</b></p> <p><b>Solterra/Fossil Ridge litigation (1:12:59)</b></p>	<p>Director Morgan <b>MOVED</b> to enter into Executive Session pursuant to §24-6-402(4)(e) C.R.S. for the purpose of determining positions subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding district manager hire. Director Little seconded, following discussion and upon vote the motion <b>PASSED</b> unanimously.</p> <p>The Board entered into Executive Session at 7:14 p.m.</p> <p>Executive session concluded at 7:48 p.m.</p>
<p><b>New Business (1:14:51)</b></p>	<p>None.</p>
<p><b>Adjourn (1:15: 24)</b></p>	<p>Director Wendell <b>MOVED</b> to adjourn the meeting. Director Little seconded the motion, following discussion and upon vote the</p>

	motion <b>PASSED</b> , and the meeting was adjourned at 7:50 p.m.

This document was approved at the 6/11/2024. To review the signed copy please contact the District.