

Minutes of the Timbers Water & Sanitation District Board Meeting
Zoom Remote Meeting/Click Medical Office
August 11, 2025

Members Present: The following Directors were present and acting:

- Ms. Jodi Lightfoot, Vice President
- Mr. Larry Ioffredo
- Mr. Gary Osteen
- Mrs. Erica Fisher
- 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 August 11, 2025, at 6:09 pm, noting a quorum was present.

Consent Agenda: The Board reviewed the regular meeting minutes from July 2025. The financial statements and the AR report were reviewed from July 2025. Upon motion duly made by Mrs. Fisher and seconded by Mr. Ioffredo it was

RESOLVED to approve the consent agenda.

Invoices: Invoices for July 2025 were reviewed and approved for payment. Mrs. O'Halloran will get details on the Action Drain Services invoice and then Upon motion duly made by Ms. Lightfoot and seconded by Mrs. Fisher, it was

RESOLVED to approve payment of the open invoices.

Transfer of funds from TWSD to TWSWA Enterprise:

None needed

Manager's Updates:

John Fitzgerald's report: *"July BOD removal was 92%. TIN is at normal levels. Ammonia is slightly elevated. We are still struggling with our two year rolling average for Ammonia, TIN and Ecoli. These will take a few months to recover from because they include violations from previous months. Still waiting on 16 more MH inserts. UV unit 310 is now putting out 55 mj, which is good. Chad was on site with Native excavating, we did some diagnostic testing on the discharge piping. Got some improvement when Action Services was on site. However, their camera was cloudy and then failed. We were unable to do any surface locating due to the faulty camera. I will perform discharge line flushing with Tim G. next week. I hope high velocity flushing will improve our discharge pump rate. We still have an issue with the discharge piping being smaller than what was spec'ed in the as built plans. We may get another Civil engineer to have a look.*

The Board discussed the diameter of the line and when a new engineering firm's second opinion may be necessary. The Board will wait until it is confirmed that the line is in fact 1.5 inch and then will work to getting the responsible party on the hook for that replacement.

New Business: Steve Jeffers – Legal Counsel - Steve outlined the district's water rights, including two absolute rights, one conditional right for the pipeline (requiring proof every six years from the judge's decree date), and the 1981 augmentation plan allowing broader uses. He reviewed the Timbers plant's absolute right of 30 gpm/40 acre-feet, potential well redrilling, and older rights for the Dwight pipeline and storage tank. The group discussed proving conditional rights, underperforming wells, demand studies, and securing alternate

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firefighting sources. They noted creek diversion levels (~300,000 gallons/year) and seasonal low flows. Steve emphasized planning for future development, consulting engineers, and defending conditional rights by 2027. The board agreed to start a 2026 study, consult the division engineer, and potentially adjust rights to match actual supply.

Old Business:

EDU review/Water Meters – Tabled

Fire Hydrants – Mr. Lomas discussed that the fire hydrant behind the Timber’s Condos is unreliable and has been bagged for several years. It needs to be replaced. However, CDC has not reported back on how/when to get a replacement installed.

WWTP Violations –Mr. Lomas reported that the Board has sent a violation response to CDPHE. Nothing further to report at this time. The fear of getting more violations in the winter will keep the work to improve the WWTF moving forward.

WWTF Operator Replacement – The Borad has one solid candidate, Zack. However, the committee’s concern is that he will be a consultant, showing up once a week, subcontracting the labor. The Board will continue to work to narrow down the replacement

Previous Law Firm Files – Tabled

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 8:45 pm, this 11th day of August 2025.

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