

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

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

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

Managers:

- Kasey O'Halloran

Guest:

- Ron Krall

Call to Order: The Regular Meeting of the Board of Directors of Timbers Water & Sanitation District was called to order by President Lomas on March 9, 2026, at 6:02 pm, noting a quorum was present.

Consent Agenda: The Board reviewed the regular minutes from February 2026. The financial statements and the AR report were reviewed from February 2026. Upon motion duly made by Mrs. Fisher and seconded by Mr. Ioffredo, it was

RESOLVED to approve the consent agenda.

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

RESOLVED to approve payment of the open invoices.

Transfer of funds from TWSD to TWSWA Enterprise: \$5000

Manager's Updates: John Fitzgerald –February BOD removal was 69%, under our required removal of 85%. TIN is at 29 mg/l, a slight improvement from last month. Ammonia is 28.9mg/l, also a slight improvement. Ecoli was the same as last month >2419.6 mpn. Zenobia Group has been working with me to improve performance.

Generator repair is waiting on parts; I did an inspection and found the coolant level had not lowered since filling it. I then had Stagecoach Electric perform an inspection/test run. The fan fell off and damaged the radiator. Parts have been ordered, and Stagecoach Electric will return and do the repair. They are waiting on parts.

BioAug has been applied as per manufacturers' specifications. I do not expect to see improvements from the BioAug until March sampling. I delivered a thumb drive of our collection system inspection to Zenobia group.

I purchased a Sludge Judge and have used to inspect sludge levels in our AxMax units and our Primary and Secondary settling tanks. I spoke with Roger Shafer about our sludge levels, and he did not recommend removing any. I will be having Action Services remove solids and Fats, Oils, and Greases from our primary settling tank as soon as the slush is gone from Sky Valley Dr.

Asher did some snow blowing that has helped with Lid access.

Ken Boggs (electrician) was on site to rewire pump R-5, it did not solve the issue. I had Scott Larson and Destin Gerhard on sight to assist in removing and replacing the pump/motor unit. We found the pump and motor to both be seized. Both units were replaced.

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I changed the recirc ratios in Recirc 1 and 2 as per Roger Shafer at SCG. We received a spare LCD for our UV lamps, which is now on site. We got our Backflow preventer tested and certified, it is good for another year. Zenobia is working on a UV purge system and an air relief valve for our Effluent piping.

New Business: Landis – The Board discussed a request from Matthew Trainor to reduce the EDU assessment on his duplex property from two units to one. Mr. Lomas explained that the current EDU system assumes maximum potential usage across all units, and Mr. Ioffredo proposed transitioning to water meters as a more equitable solution. The Board agreed that moving to meters would require discussions with various property groups and further planning, though specific implementation details including costs and installation remain to be determined. Mrs. O’Halloran offered to respond to Matthew’s request explaining the current assessment rules and plans to implement water meters in the future.

Water Supply – Mr. Lomas discussed concerns about the District’s water supply, noting that McKinnis Creek water extraction is uncertain and the District’s well only produces 25% of needed volume. He proposed using the pond as a potential secondary water source, though legal requirements for lining the pond present challenges. Mr. Lomas also suggested hiring a district plumber to conduct proactive plumbing inspections in the Timbers condominiums, offering incentives for residents to fix leaks and maintain proper plumbing, to address water conservation before implementing water meters.

Mr. Lomas and Mr. Ioffredo discussed the need for both water meters and well redundancies, while Mrs. Fisher raised questions about a potential \$24,000 water rights expenditure that might occur this fiscal year rather than in 2027. Ron Krall, participating as a resident, emphasized the need for proactive communication with district members about water conservation and suggested forming a task force to address the challenges. The group agreed on the importance of creating an emergency contingency plan before July, including potential options for water trucking, and sharing resources in case of severe shortages. Mr. Lomas suggested exploring options to improve the existing well or drilling a new one in low-lying areas. The Board agreed to consult with Ben Bell about well options and consider reaching out to community members for additional support. Mrs. Fisher offered to help draft a communication about the water situation for the community.

Old Business: Merchant Services Update - Mrs. O’Halloran informed the Board that the credit card side of the online payment option is up and running. The echeck/ACH option is still in processing. Once this portion is completed, she will send out an email to all customers informing of the changes.

EDU/Water Meters – Mr. Ioffredo is ready to set a meeting to start the implementation process. He would like to set up a meeting with the management company that runs the Condos to begin with. Mr. Ioffredo will invite Mrs. O’Halloran to attend the online meeting once it is established.

Fire Hydrants – Ben Beall and company will be getting these repairs handled this spring and summer.

WWTP Violations – Ben Beall is following up on the violations and collaborating with John on replacing lights, installing new sprinkler heads in the tanks and many other improvement suggestions.

Water Rights –The scope was sent from Ashely Moffat for the Board’s review.

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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 7:35 pm, this 9th day of March 2026.

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