

Minutes of the Timbers Water & Sanitation District Board Meeting
Zoom Remote Meeting
December 8, 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 December 8, 2025, at 6:03 pm, noting a quorum was present.

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

RESOLVED to approve the consent agenda.

Invoices: Invoices for November 2025 were reviewed and approved for payment. 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:

Final transfer of \$4600

Manager's Updates: *November BOD removal was 99%. TIN is at 8.4mg/l. Ammonia is @ 4.8mg/l. Ecoli was great at <1mpn. We will continue to struggle with our two year rolling average for Ammonia, TIN and Ecoli. These will take a few months or more to recover from because they include violations from the previous 23 months. I performed a flow test on 11/3 with a fire hose to see what flow I could get while adding a hose post UV lights (sample port area). Results were not encouraging. With discharge pumps D-1 and D-2 on, I only got Effluent flow rates of 23.7 gpm. Today, without the additional hose I could only get flows of 17 with both pumps running. We would like to see >25gpm. Fans and heaters are running. I purchased a power washer extension while I was in Denver.*

New Business:

Resolution 2025-08- EDU Adjustments -Mr. Lomas proposed this resolution to adjust the distribution of EDUs per the need for Short Term Rentals. The resolution was discussed at length. Mr. Ioffredo stated that he does not agree with this resolution and does not believe this goes far enough to solving the inequality that is the current situation with the 4 Short Term Rentals in the District. Mr. Osteen stated he is against a single family unit getting doubled if the property decides to have a short term rental license. The Board did discuss and agree that the clearest way through this issue is to install and utilize meters. Mrs. Fisher made a motion to approve the resolution and Ms. Lightfoot seconded the motion. The motion passed with a 3-2 vote.

Resolution 2025-05, 2025-06, 2025-07 to adopt 2026 Budget – Mrs. O'Halloran presented the 2026 budget, the resolution to adopt the budget and the resolutions to set the mill levies for the water and sewer subdistricts.

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Mrs. Fisher made the motion to approve the three resolutions and Mr. Ioffredo seconded the motion. The motion passed unanimously.

New Engineering Firm – Mr. Lomas updated the Board that he and Ms. Lightfoot have met with a new civil engineer, Ben Beall. He is highly recommended and does a tremendous amount of work in the Yampa Valley for other sanitation systems. The Board will soon introduce him to John Fitzgerald to get his guidance on the Violations and Fire Hydrant replacements.

Old Business: *EDU/Water Meters* – Mr. Ioffredo has engaged with a company on this topic but has not had any response from this firm on pricing.

Fire Hydrants – Tabled until the spring for the work. Mr. Lomas has spoken to Native Excavating about purchasing the fire hydrants outright.

WWTP Violations – Another citation has been received and Ms. Lightfoot responded to the State.

WWTF Operator Contract – Ms. Lightfoot and Mrs. O'Halloran will finalize this contract this week.

Water Rights – Ashley Moffat has let Mrs. O'Halloran know that she will be getting a quote to the Board as soon as her schedule allows.

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 6:57 pm, this 8th day of December 2025.

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