

Minutes of the Timbers Water & Sanitation District Board Meeting
Zoom Remote Meeting
May 11, 2026

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

- Ms. Jodi Lightfoot, Vice President
- Mr. Larry Ioffredo
- Mr. Gary Osteen
- Mrs. Erica Fisher (absent)
- 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 May 11, 2026, at 6:01 pm, noting a quorum was present.

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

RESOLVED to approve the consent agenda.

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

RESOLVED to approve payment of the open invoices.

Transfer of funds from TWSD to TWSWA Enterprise: \$15000

Manager's Updates: *John Fitzgerald – April BOD removal was 97%. TIN is at 11.0, mg/l an improvement from last month. Ammonia is @ 10.7mg/l, also an improvement. Ecoli @ 176.8 mpn another improvement. We have had Ecoli, TIN and Ammonia improvements now that influent temperatures have increased to above 10c. Destin and I performed maintenance on the membranes and Bio Tube, primary settling tank pumps, motors and floats. We also replaced Discharge pump D-2 with old D-1 pump/motor. We had replaced D-1 previously with a new pump/motor to see if we could get improved flow from a new unit. Flow did not change. That old motor/pump (D-1) was still in good shape so we reinstalled it as D-2. I have ordered and received replacement Discharge and Recirculation pump/motors for back up. I ordered a new Bio tube as the existing unit has slight damage. Training Destin on all aspects of plant operation and maintenance. I have a good impression of him, I think he'll work out great. Today, 5/4/ I replaced all the sprinkler heads in AxMax unit #1. Destin and I will replace the remaining heads shortly. Zenobia Group is still working on the UV purge system and the air relief valve installation. They are talking about it happening in July. We also hope to lift the chem storage tanks to the proper height. Generator repair is still waiting on parts, again. Makana from Stagecoach electric installed a second new radiator and fan but this time the fan shook and he is doing further research to isolate the issue before restarting the unit.*

Tim Gibbons - Spoke with Mike Lomas regarding the plan for water restrictions. There is not a level gauge on McKinnis Creek. I can only (from experience) judge the level in the creek to determine if a restriction is warranted. In the case where we are unable to keep up with the raw water and storage tanks I will recommend appropriate restrictions.

New Business:

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Old Business: *Drought Mitigation Plan* – The water restrictions are still in Stage 1 and Tim Gibbons will actively monitor the water levels. He will notify Mr. Lomas if he believes there to be concern. Ben at Zenobia Group has reached out to Rod at Aztec Drilling to begin work on the well. He will continue to report to Mrs. O’Halloran and Mr. Lomas as that progresses.

Water Meters – A plumber is interested in installing the meters and quoted a price at about \$400 per meter. When Mr. Ioffredo returns, he’d like to meet with the plumber to look at what a 10 meter install would look like.

Fire Hydrants – Ben from Zenobia is still working on getting the Timbers Condo’s hydrant designed and priced out by Native Excavating. Mr. Lomas believes that will be ready for Board review in the next month or so.

WWTP Violations – Ben sent out a very strong response to Mandy Mercer at the State. The numbers at the WWTP are improving slowly so the Board is feeling very optimistic in this circumstance.

Water Rights – Ashley Moffat will be completing our diligence report for our diligence application that is due in October of 2027. She would like to schedule the kickoff meeting for mid-July and target completing the report in the fall period.

Dam – Mr. Lomas asked the Board what they believe should be done. The discussion ensued about who legally owns the dam and thus is responsible for making it jurisdictional. Ashley Moffat plans to include this research in her Water Rights report. The Board will continue this discussion as Ashley gets further into her research.

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 6:36 pm, this 11th day of May 2026.

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