

**Minutes of the Timbers Water & Sanitation District Board Meeting**  
**Zoom Remote Meeting**  
**September 14, 2026**

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

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

Managers:

- Kasey O'Halloran

Guest:

- Ben Beall

**Call to Order:** The Regular Meeting of the Board of Directors of Timbers Water & Sanitation District was called to order by President Lomas on September 14, 2026, at 6:03 pm, noting a quorum was present.

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

**RESOLVED** to approve the consent agenda.

**Invoices:** Invoices for August 2026 were reviewed and approved for payment. Ben Beall spoke with Stagecoach Electric to see if this invoice could be reduced. The Board agreed to postpone payment. Upon motion duly made by Mr. Ioffredo and seconded by Mrs. Fisher, it was

**RESOLVED** to approve payment of the open invoices.

**Transfer of funds from TWSD to TWSWA Enterprise:** None

**Manager's Updates:** *John Fitzgerald – August BOD removal was 98%. TIN is at 8.6 mg/l. Ammonia is @ 0.92 mg/l. Ecoli is @ 7.2 mpn. Doing great, we are into our warm influent conditions but still fighting to get our 2 year averages down. Destin is going to operate the plant beginning September 1. I will remain on as the ORC until he gets his B level WW license and we are all comfortable with the hand off. He has passed his collections test. We are getting an oil change on the Generator. Propane was filled, @ 87%. Received 4 barrels Micro C. I purchased a socket set, volt meter and a few other tools for the plant. I have received two fans and two heaters for the AxMax units. Destin and I have replaced two heaters and are finishing the install of one fan. Destin and I have done additional jetting on our sprinkler heads and membranes. Ready for the winter. We plan on keeping the AxMax lids clear of snow all winter. Hopefully Asher can help with this. We should be able to inspect them and keep the sprinklers fulling functional. This will of course be weather dependent. Too cold and we will not be opening them due to loss of heat, which we need to avoid. A new Bio tube is on site, new handle has been installed and is available when [needed.as](#) the existing unit has some damage. Zenobia Group is still working on the UV purge system and the air relief valve installation. Not sure of an installation schedule, would be nice to know. I have been giving Destin on site instruction every week. He is capable and a good learner. I will be available to him when needed. He will perform weekly checks and maintenance and I will continue oversight of the plant and submit monthly DMR's.*

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*Destan's Update - Regarding a timeline to take over as ORC, I passed my collections systems 1 exam last Thursday. The only certification I still need is my B-level license. I've confirmed my eligibility to sit for the exam this month. I will be scheduling it at the end of the month. For some additional context it took John and a couple of my co-workers 2-3 attempts to pass the B-level exam. I'm preparing/studying so that I can pass it on the first try but that might not happen. If it doesn't happen then I have to wait 30 days to sign up to take the test again. All in all, I could either be ready to take over as ORC by the end of September, or it could be by early December if it takes me 3 attempts to pass the exam. I'm sorry it's not an exact timeline but, those are the scenarios that can play out.*

*Tim Gibbons - With the rain we have been having and the water conservation you have done, right now we are looking good. The meeting with Aztec, Brownhill and Ben Beall on the well production is still inconclusive. Aztec did a yield test, will analyze the data and get back with Ben. Brownhill is also working on a few issues I have with the program.*

**New Business:**        *Wildfire Mitigation - TWSD will be asked by the Wildfire Mitigation committee to help match a \$100,000 grant they are applying for. More details will be shared on this as Mr. Lomas receives them.*

**Old Business:**        *Deston and John's ORC Contract - John is no longer the active ORC and Destan is acting as the ORC while working to get his Class B WWTP license. John has agreed to reduce his contract fee to \$1500 while supervising Destan until Destan takes on the ORC role officially. TWSD will continue to pay Destan his hourly rate until his ORC title has been obtained.*

*Snow Removal Contract – Mr. Lomas has locked in an hourly contract with Native for plowing this year.*

*Well Update - Ben updated the Board on the Well investigation. While there is still some work to be done, the well is generally been determined to be under performing with no remedy in mind. Ben will continue to work on this problem as well as Rod from Aztec to see if they can increase the output at all at this well.*

*Fire Hydrants – A new Fire Hydrant at the Timbers Condo's has been completed and Mr. Lomas is pleased with the work that was completed. The invoice has not yet been received.*

*WWTP Violations – Ben Beall provided details on work that needs to be completed before the winter. A motion was made by Mr. Ioffredo to have Preston, a local subcontractor, do a UV Purge Kit install and Air Release Valve for a total of nearly \$27,000. Mrs. Fisher seconded this motion and it passed unanimously. Ben will get this work completed.*

*Water Rights – The Board will be meeting on September 22<sup>nd</sup> to work up a 50 year Forecast document for the Water Engineer. Tim Gibbons is working on the required Augmentation Plan documents for Ashley as well.*

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 7:25 pm, this 14<sup>th</sup> day of September 2026.

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