

Minutes of the Timbers Water & Sanitation District Board Meeting
Zoom Remote Meeting/Click Medical Office
September 8, 2025

Members Present: The following Directors were present and acting:

- Ms. Jodi Lightfoot, Vice President
- Mr. Larry Ioffredo
- Mr. Gary Osteen (absent)
- 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 September 8, 2025, at 6:03 pm, noting a quorum was present.

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

Invoices: Invoices for August 2025 were reviewed and approved for payment. Mrs. O'Halloran will wait for approval from John Fitzgerald on the Action Drain Services invoice from August. Also, the July Action Drain invoice is still on hold until the Mike Lomas culvert portions are divided off. Once that is received, it will be approved for payment. Mr. Lomas introduced an additional invoice from Lyons Gaddis and asked it to be approved for payment. Upon motion duly made by Ms. Lightfoot and seconded by Mr. Ioffredo, it was
RESOLVED to approve payment of the open invoices.

Transfer of funds from TWSD to TWSWA Enterprise:

\$5000 needed

Manager's Updates:

John Fitzgerald's report was not given at the time of the meeting.

Tim Gibbons reported that the water supply is currently holding out and he will alert the Board if any declines start to trend.

New Business: None

Old Business:

EDU review/Water Meters – Tabled until budget will allow.

Fire Hydrants – Tabled until budget will allow.

WWTP Violations – Mary Andre is still trying to reach the State of Colorado to understand where they stand with the District's violations. The two year rolling average is not meeting standards but as of today, the plant is meeting daily standards. Mr. Lomas will call Mandy Mercer with the State to see if the letters and reports are being received. Mary Andre will be doing an analysis of the pumps to make sure we don't have the same issue this upcoming winter/spring.

WWTF Operator Replacement – The job was offered to Zach and he turned the offer down. John Fitzgerald stepped up to another year with the District as the Operator with the option of bringing on an assistant to help with the day to day work. John is training Scott and Zach as a back up for the time being. He

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would like \$105 per hour (\$1500 per month plus \$105 per hour for additional time) and for a new yearly contract beginning in October. The contract rate would include regular monthly maintenance so it can't be billed out hourly any longer. Ms. Lightfoot believes that a detailed conversation is necessary to flesh out all the contract details with John.

Water Rights – Steve Jeffers with the legal firm Lyon Gaddis has setup a phone call with a potential candidate for the District to hire to work on the due diligence the water rights filing will require. This meeting will be held next week and all Board members have been invited to join. Mr. Lomas is interested in bringing in a well expert to diagnose the issues with the current 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 7:12 pm, this 8th day of September 2025.

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