

Regular Board Meeting Minutes

April 15, 2024

Approved May 20, 2024

President Zach Forcum called the Regular Meeting of the Steamboat II Metropolitan District to order at 6:13 pm. The meeting was held at the Steamboat II Metropolitan District office at 2851 Riverside Plaza unit 100, Steamboat Springs, CO. Members present were Rick Boyle-Vice President, Richard Sterling-Treasurer and Kelly Conway-Secretary. Also present were Jeb Brewster-District Manager and Michelle Belton, who recorded the meeting and transcribed the minutes.

PRESENTATION OF MINUTES OF THE LAST MEETING

Mr. Boyle motioned to accept the minutes from March 18, 2024. Mrs. Conway seconded. Passed 3/0 with President Forcum voting.

PUBLIC COMMENT

The board discussed the post on the NextDoor website regarding the recent notice that was sent out with the April bills. Mrs. Conway commented on the post to settle the conversation and urged residents to attend the board meeting if they had questions. None showed. Mr. Forcum suggested Scott Smith draft a letter to summarize the issues we are facing and to explain why these notices are being mailed so frequently. Mr. Brewster did speak to Mr. Smith regarding a letter, but preferred that Mr. Brewster draft a letter instead.

ATTORNEY'S REPORT

No attorney's report.

MANAGER'S REPORT

❖ WATER AND SEWER

Mr. Brewster reported that water loss was 50% for March. He described the loss as substantial and is homing in on some areas of concern. It is likely several small leaks as one big leak would surely be obvious at this point. He identified two areas to investigate, as well as a couple driveways that have standing water.

Richard Sterling arrived.

Mr. Brewster said he would contact American Leak Detection to schedule their return visit. Mr. Forcum suggested they do a whole system survey while they are here.

There's a leak in the pumphouse chlorine system. Parts have been ordered and it will be repaired soon. The wells cannot run while the chlorine system is down.

An electrician will need to be hired to repair wiring in pump in well #3.

A resident in Steamboat II needs a pressure reducing valve installed, as her house didn't receive one when the water storage tank was built in 2002. Because she was omitted originally, Mr. Brewster agreed to have a licensed plumber install one for her at the District's expense. However, he said his policy moving forward will be that the PRVs are part of the house and are to be considered the homeowner's responsibility. The board agreed.

Approved 3/0

Mr. Brewster has been in contact with Ginger Scott regarding the grant that she just submitted. She will also put Mr. Brewster in contact with the city employee that finds the grants. Mr. Sterling reminded the board that while our focus has been on replacing aging water infrastructure, our sewer infrastructure will also need to be addressed soon.

Mr. Brewster will continue to use the GIS software and will continue to add mapping points.

Mr. Brewster has a copy of the draft lease for the office space.

Mr. Brewster is working on replacing the lights at the entrance of the Steamboat II subdivision.

Mr. Brewster reported that he has a meeting scheduled for Tuesday with Civil Design Consultants regarding the Heritage Park new construction set to take place May 1, 2024.

When Mr. Kline broke his leg, he asked Brian Morse with the City of Steamboat if he could access our vault to get the meter readings, so that they could calculate our billing for us. Mr. Morse learned that the 8-inch water main coming from the City is unmetered. He would like to schedule a meeting with the District to discuss that, as well as to discuss moving the vault so that all hydrants would be metered.

Mr. Brewster suggested the District create a Facebook page for emergency notifications only. A discussion ensued.

Two driveways on Blue Heron drive will need to be repaved this summer. They were damaged in 2022 during a water main repair and haven't been repaired properly. Mr. Brewster said he would get an RFP from both D & D Asphalt and Rocky Mountain Asphalt.

❖ PARKS AND RECREATION

No report.

TREASURER'S REPORT

Mr. Sterling motioned to accept the payables for \$57,280.11 Mr. Boyle seconded. Passed 30.

OLD BUSINESS

Mr. Forcum inquired as to the status of the water rate study. Mrs. Belton said that the contract has been finalized and has been sent to Carollo.

NEW BUSINESS

Mr. Forcum motioned to add Jebediah Brewster to all Mountain Valley accounts. Mr. Boyle seconded. Passed 3/0.

The authorized signers for all Mountain Valley Bank accounts shall be:

- Jebediah Brewster
- Michelle Belton
- Zach Forcum
- Brad Setter
- Richard Boyle
- Richard Sterling
- Kelly Conway

Please remove Jeremy Kline and anyone not listed as a signer on the accounts.

Approved 3/0

Mr. Forcum stated that both he and Mr. Brewster are authorized to make changes to the Mountain Valley Bank credit card. Jebediah Brewster has been added as an authorized signer on the credit card. Credit card holders shall be Jebediah Brewster, Jeremy Kline and Michelle Belton.

EXECUTIVE SESSION

Mr. Forcum motioned to enter executive session at 8:04 pm.

The board exited executive session at 8:05. No decisions were made. The executive session was permitted under C.R.S. Sec. 24-6-402 (4) (f) (personnel matters).

NEXT REGULAR BOARD MEETING

The next Regular Board Meeting is May 20, 2024.

ADJOURNMENT

Mr. Boyle motioned to adjourn. Mr. Sterling seconded. Passed 30.