

Regular Board Meeting Minutes

July 15, 2024

Approved August 19, 2024

President Zach Forcum called the Regular Meeting of the Steamboat II Metropolitan District to order at 6:05 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, Brad Setter-Vice President of Operations and Jethro Sterling-Treasurer. 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. Setter motioned to accept the minutes from June 17, 2024. Mr. Boyle seconded. Passed 3/0.

PUBLIC COMMENT

Mr. Forcum asked for clarification on the uproar over weed spraying. Two residents called Mr. Brewster upset about the lack of signage regarding the weed spraying. Mr. Brewster said he would be more mindful of notifying residents in the future.

ATTORNEY'S REPORT

No attorney's report.

MANAGER'S REPORT

Mr. Brewster reported that June's usage was 6.6 million gallons of water and loss was 18%.

Mr. Brewster identified a significant leak in a water service line in Silver Spur. Repairs are happening now.

American leak detection was on site for a full day. They surveyed 1/3 of Steamboat II, some in Heritage Park and Silver Spur. They didn't find any leaks. Mr. Brewster will need to devise a new plan where he can test for pressure loss in the mains.

Mr. Brewster met with Ty Lockhart regarding Parcel E and the lease with the Montessori School. Mr. Lockhart would like to be the lessor with the school, and he will lease the property from the District.

The lead and copper audit is complete. The District does not have any lead or copper service lines. The audit was mandatory per the State of Colorado. The audit will not cost the District any money.

The sink hole on Anchor Way has been repaired.

Murphy's driveway on Blue Heron is under repair. The culvert has been replaced and the concrete abutments have been built. Mrs. Murphy would like to repave the entire driveway. The District will pay for the ½ that we disturbed during the main repair, and she will pay for the rest.

Approved 4/0

Keith Russell would like some District assistance in reviving his lawn he claims is due to erosion from a main break. Mr. Brewster asked Mr. Russell to take care of the weeds and get the irrigation running, then we will over seed it.

Barry Butler has a non-functional curb stop and is currently working on repairing it. However, in the process he learned that his water service line is pvc. He is working on the most affordable option to get a new service line to his property.

The Heritage Park project is mostly done. A Crew will be directional boring this week for gas/electricity.

Mr. Brewster spoke to Routt County as well as Chris Seefelt at 40548 Steamboat Dr. He built an addition, and we neglected to collect tap fees. Mr. Brewster put a contingent on getting his Certificate of Occupancy from Routt County that the tap fees must be paid first.

Mr. Brewster offered a potential new hire the job and he is waiting to hear if he accepts it.

2023 AUDIT WITH CHRIS CATTERSON

Mr. Catterson was present to give a brief synopsis of the 2023 audit. He explained where he looks for misappropriation and fraudulent activity. As the enforcement order we received is now closed, he will add a statement in the audit declaring it so.

Mr. Forcum motioned to approve the 2023 audit. Mr. Boyle seconded. Passed 3/0.

TREASURER'S REPORT

Mr. Sterling motioned to accept the payables for \$93,850.69. Mr. Boyle seconded. Passed 3/0.

OLD BUSINESS

Mr. Boyle motioned to adjust the Certificate of Deposit amount from \$200,000 to \$280,000. Mr. Sterling seconded. Passed 3/0.

Mr. Brewster has a meeting scheduled this week with Carollo about the progress of the water rate study.

NEW BUSINESS

No new business.

NEXT REGULAR BOARD MEETING

The next Regular Board Meeting is August 19, 2024.

ADJOURNMENT

The meeting adjourned at 6:57.

Approved 4/0