

Regular Board Meeting Minutes

October 20, 2025

Approved November 17, 2025

President Zach Forcum called the Regular Meeting of the Steamboat II Metropolitan District to order at 6:10 pm. The meeting was held at the Steamboat II Metropolitan District office at 2851 Riverside Plaza unit 100, Steamboat Springs, CO. Members present were Richard Sterling-Vice President, Brad Setter-Vice President of Operations and Grady Koupal-Treasurer. Also present were Jeb Brewster-District Manager and Michelle Belton, who recorded the meeting and transcribed the minutes.

PUBLIC COMMENT

No comment.

PRESENTATION OF MINUTES OF THE LAST MEETING

Mr. Sterling motioned to accept the minutes of September 15, 2025. Mr. Setter seconded. Passed 3/0.

ATTORNEY'S REPORT

No report.

MANAGER'S REPORT

Mr. Brewster reported a continued decline in water leak rates, now measuring 40.4 GPM. He completed a five-year capital expenditure outlook, identifying refurbishment of the water storage tank as the next major project, contingent on available funding. Additionally, three areas have been scheduled for water main replacements in 2027, 2028, and 2029.

Well #3 has resumed full operation following summer repairs, currently pumping 70 GPM. Adjustments will be made as water consumption has decreased.

District staff exercised all water valves and flushed fire hydrants. Efforts to combine these activities with pressure testing for leak detection were unsuccessful due to several valves not fully closing.

A draft budget for 2026 was presented to the Board, with a budget hearing planned for November.

All sprinklers have been winterized.

EXECUTIVE SESSION

Mr. Setter moved to enter executive session at 7:31 pm.

The board concluded the session at 7:51 pm with no decisions rendered. The executive session was conducted under C.R.S. Sec. 24-6-402(4)(f) (personnel matters).

TREASURERS REPORT

Mr. Koupal motioned to accept the payables of \$131,935.35. Mr. Setter seconded. Passed 3/0.

Approved 4/0

OLD BUSINESS

Mr. Brewster will distribute a newsletter to all residents this month, as recommended by the Board, to provide an update on District operations and activities.

NEW BUSINESS

Mr. Brewster is in communication with a Steamboat Springs School District developer regarding future housing units planned near Sleeping Giant School.

NEXT REGULAR BOARD MEETING

The next Regular Board Meeting is scheduled for November 17, 2025.

ADJOURNMENT

The meeting adjourned at 8:05pm.