

CEPOA Board Meeting
October 28
6:00PM
Wiskamp Residence

MINUTES

1. 6:00PM Call to order
2. Roll call / Agreement of Confidentiality / No conflict of interest:
 - a. Cathie
 - b. Kathie
 - c. Janice
 - d. Mike
 - e. Nina
3. Ratify minutes from 7/22 meeting - ratified
4. Roster Updates - Cathie made necessary updates to roster
5. Treasurer's report - approved
6. From Water Officer meeting: answers
 - a. Deep well pumping – can we eventually eliminate the augmentation plan?
 - i. NO, we will always be responsible for augmentation, BUT we may be able to reduce the amount we need to augment.
 1. We are currently pumping MUCH more than we need to replace the amount we are collectively using since most are using primarily public water
 2. If we can prove that we are using less, we can reduce the amount we are required to replace
 3. This would take hiring a water engineer to prove our use/replacement, and getting a Water Court to agree to the new replacement rate
 - ii. It may be possible that our GT3? will be sufficient to replace the water used, possibly eliminating the requirement to pump.
 - iii. Changing our water decrees will cost money. Possibly requiring a Special Assessment, but the cost could be worth not having to pump anymore.
 - b. What if we abandon our wells?
 - i. Even if we all abandon our wells, we're still required, as a community, to continue to augment according to our water decrees.
 - c. What if Rox water fails?
 - i. We'll cross that bridge if we ever come to it. Highly unlikely.
 - d. If the average number of household members is fewer than 3.5, do we pay less for the augmentation plan?
 - i. See 6a.i-iii
 - e. Do we get credit for water going into septic?
 - i. NO - Roxborough owns the rights to our return flow water
7. Letter from Lot 23 -

- a. The board approves Melanie's request to vacate the easement between Lots 23 & 24
 - b. Board legal counsel advised in favor of vacating the easement to prevent excess traffic in case of future development of the 40 acres.
 - c. Vote in favor was unanimous among 4 voting members. Janice Wiskamp abstained.
8. ACC Guideline Review - left off at Outbuildings - will resume next meeting
 - a. ACC Members Present: John Tracey and Ryan Patterson
 9. Well usage report
 - a. BOD are in agreement that we would like to investigate updating our water augmentation plan to reduce or eliminate the need to pump to replace water
 - b. Neighborhood is collectively using less well water than when the decrees were written
 - c. Proposed rule change to give CEPOA Board authority to direct members regarding association wells and infrastructure.
 10. Agree to post rule changes to Cepoa.org and that shall serve as official notification.
 11. Adjournment 9:30pm

Nina McVicker, CEPOA Secretary

Date