

Meeting Minutes from CEPOA Community Meeting 6:30 p.m. May 15, 2019
South Metro Fire Station #40

I. Call to order at 6:37 p.m.

BOD Members Present: Janice Wiskamp (President), Kathie Atencio (Secretary), Mike Greene (Treasurer), and Cathy Gunderson.

A quorum was established at the time we started with a total of 31 lot owners that signed in.

II. Welcome and Introduction of New Neighbors - Janice Wiskamp

III. Annual Meeting Minutes from April 25, 2018 - Kathie Atencio

The meeting minutes were sent out with the meeting agenda. We received a motion to approve the minutes, and the community members present approved the minutes from last year's annual meeting.

IV. Election of New Board of Directors - Janice Wiskamp

Three Board positions expire: Mike Green (Treasurer), Cathy Gunderson, and Nina McVicker. They are all running again to fill the positions. There was a last call for write in candidates from the floor. No one else volunteered to serve on the CEPOA Board.

V. Treasurer's Report - Mike Greene

Have a \$111K in our balance. Book keeping fees were reduced from \$3500 to \$1500. Financials have been cleaned up and the reserve was put in a capital account restriction. There was a \$25K reserve for the insurance deductible, but now we don't have that much to pay for a deductible anymore (\$2,500). The CCIOA requires a reserve study, so the BOD put that together and we stated we knew of two possible long-term obligations that we have to pay as a community (pump and our obligation for augmentation and possibly a water attorney to change our augmentation requirement). Mike also proposed we take the \$25K insurance amount and put towards the water well obligations (see Reserve Study). We received a motion to approve the treasurer's report and the community members present approved it.

VI. Water/Well Report - Cathy Gunderson

Our augmentation plan was first drawn up in 1978. Each property owner is legally bound to report their usage of water. Denver usage is how many acres and number of horses you have watered. Assumed 3.5 people per household. Arapahoe is based on actual usage based on their meter.

According to the 2018 water report, we had 78 lots out of 103 that have Denver wells. Fifty-one are on Roxborough water. Forty-one still want to use their Denver well. Twenty lots have wells in the Arapahoe aquifer. Twelve of those lots have hooked up to Roxborough. Thirteen of the 20 lots want to continue to use the well.

As of May 15, 2019, 77 have paid the tap fees with Roxborough water.

All lots should be connected by August 1, 2019. The tap fees will increase to \$41K after August 1, 2019. The usage fee is based on how much is used, so the more water is used, the more one will pay.

There was a discussion about what will happen if someone does not hook up with Roxborough. Douglas County will collect this through the property taxes. Owners of undeveloped lots can pay the \$15K by Aug. 1, then have 18 months to connect, then 6-month extensions at \$500 each.

Someone asked if it was 1 for 1 with the augmentation requirement? There are water decrees in place that explain what is required. If we wanted to change things, this is something we would need to ask a water attorney to determine what flexibility we have to make changes. Currently we must pump out 7.0 million gallons/year through our community well.

There was a suggestion that we ask how many people are in a household when we collect the water report in 2019. This question will be added. There was a suggestion that we do nothing. We were told this is not an option and that the Denver Water Board would shut down all our wells.

There was a comment made that we have used more water than what we have pumped out from our community well even at 7.0 million gallons/year, so our augmentation may need to go into the future even if we were not to use our wells.

VII. Other Updates - Janice Wiskamp

- CEPOA Web Page: The community web page has been updated. Please review it if you haven't seen it. It has agendas for meetings, meeting notes, water decrees, covenants, bylaws, etc.
- Looking for Nominations for Committee Members: Members are needed for a South Entrance Committee.
- Horse Trails: We will be replacing the horse trail signs. We are also looking at taking bids for mowing.

IX. Survey - Nina McVicker

Nina was unable to come due to a last-minute conflict, so this was not covered.

XI. Reserve Study - Mike Greene

We can hire a water engineer to help us to figure out actual amounts of water that is being used. We would then have a better idea of how successful we might be to change our augmentation plan if we go to court. The BOD would like to take the \$25K that was in a reserve account and set it aside for the use of water issues. We currently spend \$12K/year in electricity to pump the water out from the community well (and for the street lighting by the entrance). Keith suggested to have a stand-alone water meeting after August 2019. This was approved by the community members present.

XII. Open Q & A Session

XIII. Voting Results - Kathie Atencio/David DeVries

The votes were counted for the three vacant positions and Mike Greene, Cathy Gunderson, and Nina McVicker all received votes to fill the CEPOA Board Positions for a two-year term.

XIII. Adjournment

We adjourned at 7:58 p.m.

Minutes taken by Kathleen M. Atencio, CEPOA Secretary