

# PINEWOOD SPRINGS WATER DISTRICT

## BOARD MEETING MINUTES

Date: May 27, 2026

**Location:** Hybrid meeting, in-person and by virtual conference Pinewood Springs Community Center, 61 Kiowa Road, Lyons, CO 80540

**Google Meet:** <https://meet.google.com/ryh-wwji-whh>

Time: 7:00 p.m. MT

### Attendance

#### 1. Establish a Quorum

President Jim Easter called the meeting to order. A quorum was established.

Board members present: Jim Easter, President; Martijn Bolster, Treasurer; Kim Bologna, Vice President; Patty Peritz, Secretary. Member at Large; Evan Jones

District Staff Present: Cam Hubrecht

Advisor Lena Jones

ORC – Wolf Compliance Consulting LLC: Mike Wolf

CRS Representatives Present: Michael Schenfeld (CRS); Rosie Adams Grote (CRS)

Community Members Present: Robin Ferruggia, Meredith, Micayla M., Bryan Wilkerson, Ausra Angerman, Abe Bergan, Alyssa Alex, Anna Fenton, Christine Saenger, cm, Cory Forer, Daniel Grotke, Diane Lamprecht, Fritz Lampe, Gary Craig, Geri Plank, Irene Rivas, John Berlin, John Bigger, Kim, Kristen Marino, Lisa, Marcie, Mark Davis, Meredith Dendo, Michael Miller, Michael Guzzo, Natalie Pool, Raza Dawood, Stacey Davis, Steve Lemaire, Steve Stewart, the Packards, Spencer Hoch, Kevin, the Nobles, Mary Caner, the Sievers, Doug Mann, the Whipples, Kyle, the Paxtons, Lani Engle, the Wisecups

#### 2. Resolutions

The Board considered and approved the following resolutions.

##### 2.1. A RESOLUTION ESTABLISHING OFFICIAL CUSTODY

Resolution 2026-19 was presented by Jim, PSWD\_Resolution\_2026-19\_RESOLUTION ESTABLISHING OFFICIAL CUSTODY, STORAGE, AND AMENDMENT DOCUMENTATION REQUIREMENTS FOR GOVERNANCE DOCUMENTS

**Motion:** Chair entertains a motion to adopt the Resolution 2026-19. Martijn Bolster moved. Kim Bologna seconded. No further discussion, the motion passed unanimously and adopted unanimously.

## 2.2. A RESOLUTION AMENDING THE RULES AND REGULATIONS

Resolution 2026-20 was presented by Jim, PSWD\_Resolution\_2026-20\_RESOLUTION AMENDING THE RULES AND REGULATIONS TO ESTABLISH PROCEDURES FOR DECLARING A WATER EMERGENCY -PRESCRIBING EMERGENCY CONSERVATION -HAULING RATES

**Motion:** Chair entertains a motion to adopt the Resolution 2026-20. Martijn Bolster moved. Evan Jones seconded. No further discussion, the motion passed unanimously and adopted unanimously.

The Board discussed emergency water rates, reservoir conditions, and long-term rate planning.

Martijn reported that the June 3 Rate Committee meeting was canceled due to significantly improved water conditions resulting from recent rain and snowfall. Reservoir storage has increased to approximately 29.4 acre-feet, and current water usage remains comparable to December levels. These improvements have reduced immediate concerns regarding water supply and the potential need for costly hauled water.

Martijn presented an analysis of April and May water supply and usage, including average daily consumption, reservoir storage levels, treatment losses, and projected supply. Given the improved conditions and increased reservoir storage, the Rate Committee meeting and proposed rate adjustments were postponed to allow additional time for evaluation and community input.

Martijn noted that water conditions have improved substantially since the previous month, when low snowpack and declining reservoir levels raised concerns about future supply. Lena continues to pursue opportunities to acquire additional Colorado-Big Thompson water shares to strengthen the District's long-term water supply.

Martijn also reminded attendees that the District operates as a closed system funded entirely by revenues generated from its 302 taps and customer water bills. As a result, all customers share in the costs of operating, maintaining, and protecting the water system.

Evan recognized Cam for his efforts in implementing pump-switching improvements and closely monitoring system operations. These actions helped increase reservoir storage and provided additional time for the District to evaluate future emergency rate structures.

The reservoir analysis presentation will be posted on the District website.

## 2.3. Additional Resolution

Resolution\_2026-21 was presented by Michael. PSWD RESOLUTION AUTHORIZING THE EXTENSION OF THE LINE OF CREDIT

**Motion:** Chair entertains a motion to adopt the Resolution 2026-21. Evan Jones moved. Martijn Bolster seconded. No further discussion, the motion passed unanimously and adopted unanimously.

### 3. Minutes

Review and approval of prior meeting minutes.

#### 3.1. Approval of Minutes — April 22, 2026 Board Meeting

Jim presents minutes as accurate.

**Motion:** Chair entertains a motion to approve the minutes from April 22, 2026. Martijn Bolster moved. Evan Jones seconded. No further discussion, the motion passed unanimously and adopted unanimously.

### 4. Treasurer's Report

Financial status and planned actions were reviewed.

#### 4.1. Financial Status

Rosie presented the accounting reports, financial summary, account balances, and expenditure review. Operations and enterprise funds remain on target. Vendor payments and expenditures were reviewed and ratified. District obligations have been paid for this period. Rosie explained the monthly payment by vendor approval process. Upon receipt of vendor invoices, Rosie prepares a list of bills for review, which is then submitted to Jim and Martijn for approval prior to payment.

**Motion:** Chair entertains a motion to ratify the approval of the expenses on the screen. Martijn Bolster moved. Evan Jones seconded. No further discussion, the motion passed unanimously and adopted unanimously.

#### 4.2. Loan and Grant Applications

The Board discussed SRF Supplemental Loans, Environmental Contaminants (EC) Forgivable Loans, Smart Water Grants, and related funding opportunities.

Martijn provided a financial status update and reported that Evan and Michael are working on the Smart Water Grant application.

Martijn also explained the Environmental Contaminants (EC) Forgivable Loan and supplemental loan programs. These funding opportunities are particularly important to the District because manganese is classified as an Environmental Contaminants issue. The approved filtration system is expected to address manganese removal, improve chlorine treatment, and enhance overall water quality. The EC funding programs may help support implementation of these water treatment improvements.

### 5. Invoice Review

Invoices and payment applications were reviewed.

#### 5.1. SRF & EIAF Invoice Review

Colorado Civil Infrastructure (CCI) Pay Application #8\_REV in the amount of \$7,125.00.

**Motion:** Chair entertains a motion to approve CCI Pay App 8 for \$7,125.00. Patty Peritz moved. Martijn Bolster seconded. No further discussion, the motion passed unanimously.

## 5.2. Other Invoice Review

No additional invoices required Board action.

## 6. Operations Report

System operations updates were presented.

### 6.1. Water System Update

The Board discussed current drought conditions, water supply forecasts, and emergency conservation planning. Jim mentioned how the outlook had changed since the previous month and reported that while the river is expected to remain under call during the critical summer period, recent conditions have improved significantly.

Cam reported that reservoir storage has increased by nearly six million gallons over the past month, with storage levels rising from approximately 27 acre-feet to more than 29 acre-feet. Some of the increase resulted from natural runoff, while additional water was pumped from the reservoir to the treatment plant. Reservoir levels continue to improve, and average daily production is approximately 46,000 gallons per day.

Lena continues efforts to identify opportunities to purchase additional water shares to strengthen long-term water supplies. Staff noted that recent reservoir replenishment has provided additional flexibility heading into the summer season.

Cam also reported that three leaks were repaired during the month and that a new pre-filtration system was installed. The system is effectively removing sediment and reducing strain on the treatment process. Sand filters remain critical to maintaining continuous water treatment operations, and scheduled backwashing and maintenance activities are ongoing.

Jim and Cam discussed ongoing efforts to manage manganese, total organic carbon (TOC), and disinfection byproducts (DBPs), particularly during periods of heavy runoff that require increased chlorine treatment. Staff is working closely with CRS to optimize treatment processes and balance system performance. Recent testing results remained below maximum contaminant levels, although runoff conditions continue to place additional demands on the treatment system.

### 6.2. System Status

Average daily production remained approximately 46,000–50,000 gallons. Storage levels appear sufficient for current demand.

### 6.3. Action to Protect Water Reserves

Discussion included water rights, production, diversion, and conservation planning.

## 7. Improvement Project Report

System improvement project updates were reviewed.

### 7.1. System Improvement Update

The Board approved Merrick Change Orders WCD-05 and WCD-06 and reviewed project progress.

**Motion:** Chair entertains a motion to approve Merrick Change Orders WCD-05 ARV Cree Ct. Evan Jones moved. Martijn Bolster seconded. No further discussion, the motion passed unanimously.

**Motion:** Chair entertains a motion to approve Merrick Change Orders WCD-06 Meter Yoke. Kim Bologna moved. Evan Jones seconded. No further discussion, the motion passed unanimously.

Larry reported that he has been working closely with Juan on the System Improvement Project and monitoring construction activities. Efforts continue to ensure that roads affected by the project are maintained in good condition. Larry provided a positive report on CCI's performance, noting that work on Wichita Road is progressing as planned.

## 8. Rates, Fees, and Procedures for Water Emergencies

The Board discussed community participation and appointed additional advisors to support communications and rate planning.

Larry picks up torch from Warran to act as communications channel to the board and community, abiding by confidential information and same regulations as the board.

Chair proposes to invite Micayla (?), Bryan Wilkerson, Larry Davis as advisors and Ryan Sievers and Bryan on rate committee.

**Motion:** Chair entertains a motion to invite all four – Micayla (?), Bryan Wilkerson, Larry Davis and Ryan Sievers to join as special advisors. Martijn Bolster moved. Evan Jones seconded. No further discussion, the motion passed unanimously.

Michael requested approval to contact cellular service providers and tower operators to explore opportunities for improving cellular coverage in the area. He will report his findings and recommendations at a future Board meeting.

Michael, Jim and Jill Sandebloom met with Congressman Joe Neguse last Friday to discuss the District's water infrastructure needs and funding challenges. Michael will follow up regarding potential additional funding resources. Congressman Neguse offered to provide letters of support for future funding opportunities.

Michael announced that the Citizen Link online payment system went live last night. The new system allows residents to make payments online and enroll in automatic payment options.

Chief Plank suggested notifying Boulder and Larimer County communications centers that the District maintains a 24/7 emergency contact number. Michael will coordinate outreach to ensure this information is updated.

Cam has provided Colorado 811 with the CRS main line contact number.

CRS is also working to implement a text messaging notification system that will provide residents with timely alerts regarding water outages, shutoffs, and other emergency communications.

#### 9. Other Business or Comments

Community comments included water rates, hardship assistance, road restoration, meter calibration, and water quality concerns.

Public comment;

Kevin expressed concern for residents facing financial challenges or attempting to sell their homes and encouraged the District to improve communication regarding water tap and service-related issues. Kevin also suggested a broader community outreach effort.

John Berlin inquired about the District's current meter calibration policy. Cam will contact Metron to obtain additional information regarding meter calibration procedures and recommendations.

Mary Caner asked why manganese is present in the reservoir but not in the river. Evan clarified that manganese is present in both the river and the reservoir.

Doug Mann requested that the District contact CCI regarding road restoration work on Button Rock Road. Jim noted the request as an action item for follow-up.

#### 10. Adjournment of Open Meeting

The meeting adjourned at approximately 9:26 p.m.

**Motion:** Chair entertains a motion to adjourn the meeting. Evan Jones moved. Martijn Bolster seconded. No further discussion, the motion passed unanimously.

#### 11. Executive Session

Fair and Uniform Application of Billing Policy

The Board discussed delinquent accounts, payment plans, collections, and fair and uniform application of billing policies.

Respectfully submitted, Patty Peritz, Secretary