

# PINEWOOD SPRINGS WATER DISTRICT

## BOARD MEETING MINUTES

**Date:** March 25, 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

Board Members Present: Jim Easter, President; Martijn Bolster, Treasurer; Kim Bologna, Director; Patty Peritz, Director.

Board Members Absent: None

District Staff Present: Cam Hubrecht

Advisor/Special Advisor: Warren Mussleman, Lena Jones

ORC – Wolf Compliance Consulting LLC: Mike Wolf

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

Community Members Present: Celia, Gabi Benson, Amu Berliner, Lary Davis, John Berlin, Mark & Stacey Davis, Steve Stewart

### 1 Call to Order and Establishment of Quorum

A quorum was established. Chair Jim Easter called the meeting to order at approximately 7:00 p.m. Recording was started.

### 2 Special Reports

#### 2.1 Drinking Water Enforcement Response Quarterly Progress Report to CDPHE

Prepared by Kristan Buck-Merrick Engineering. The first quarterly report is currently in draft and was initiated ahead of the March 11 deadline. Enforcement Order (EO) requirements call for quarterly reporting. Jim presented the engineering EO section.

All sections are included. DBPs are within the green range, and MCLs are within acceptable limits (see Figures 1 and 2).

Final report will be completed by March 31. Response to Enforcement Order – DW.08.24.135610

#### 2.2 Basis for Water Rate Adjustment, 2026

Martijn Bolster, Treasurer, submitted the budget and line items. Shortfalls are noted on lines 79–81, with minimum balance requirements (line 81: \$28.32). A phased adjustment to water bills over 2–5 years was discussed.

## Operations & Transition

- WOLF will continue providing an operator; Merrick will have one additional work order (budgeted).
- Funding is being pursued for future projects; no rate changes at this time (Martijn).
- Transition to CRS will support system updates, automation, and potential staffing changes; more details next month with billing transfer.
- Michael noted transition costs and current staffing covering multiple roles; efficiencies expected with CRS (Evan).

## Audit & Customer Service

- Auditor engagement reduced from \$32K to \$23K (Rosie).
- CRS will handle all customer calls, including 24/7 emergency response.

## Budget Notes

- Proposed budget will be aligned with actuals (Jim).
- Budget supports reserve requirements (Martijn).
- Final budget will be posted online.
- Water usage rates are not part of this resolution; CRS will apply any updates in next month's billing.

## 3 Resolutions

### 3.1 2026-16 A RESOLUTION ADOPTING WATER RATE INCREASES FOR 2026

Jim presents resolution.

**Motion:** Chair entertains a motion to adopt the Resolution 2026-16 as it stands. Evan Jones moved. Kim Bologna seconded. No further discussion, the motion passed unanimously.

## 4 Invoice Review

### 4.1 SRF & EIAF Invoice review

Patty presented Merrick Invoice INV-10267825 WO#4 for \$64,257.50. Patty recommended splitting the invoice into two portions. The Board agreed to approve **\$33,527.50** for payment at this time. The remaining balance will be contingent upon further discussions with Merrick and DOLA regarding timeline and funding. The remaining portion is deferred to the proposed Emerging Containments (EC) loan submission until funding is determined.

**Motion:** Chair entertains a motion to approve the Merrick invoice INV-10267825 (**\$33,527.50**) and defer the remaining balance pending additional review and funding determination. Evan Jones moved, Kim Bologna seconded. No further discussion, the motion passed unanimously.

### 4.2 Other Invoices - None

## 5 Reports

### 5.1 Treasurer's Report

5.1.1 Current Financial Status: No Treasurer report to present until the transition to CRS is complete

5.1.2 Budget and Rates: Rosie presented the Budget vs. Actuals on a cash basis. CRS will handle April billing and all future billing moving forward.

Audit Engagement Letter: Martijn reported that the Anderson Whitney engagement letter has been revised following a meeting with Aliana. Estimated fees are \$23,000–\$25,000. The Board had previously approved an earlier version.

**Motion:** The Chair entertained a motion to accept the revised engagement letter as presented. Martijn Bolster moved, Evan Jones seconded. No further discussion, the motion passed unanimously.

### 5.2 Communications Committee Report

5.2.1 Phone and email improvements: Warren updated the website with contacts and phone numbers. Michael to send single point of contact number.

### 5.3 Operations Committee Report

5.3.1 Superintendent's report: Cam prepared the report, with Jim presenting and Cam providing additional context.

Jim noted that districts across the Front Range are preparing for potential drought conditions. Current water inventory was reviewed, along with rising water rates. The operations team is planning a water availability meeting and prioritizing system maintenance and mapping. A copy of the PSWD Operations Committee meeting (03/2026) was provided.

Martijn raised considerations regarding water hauling, available sources, and planning forecasts to ensure preparedness.

### 5.4 Project Oversight Committee Report

5.4.1 System Improvement Status: All temporary water lines have been installed on Wichita and Cree. The temporary lines will be reused ("leapfrogged") for installation on Kiowa. Materials are being staged at both the treatment plant and CCI.

5.4.2 Project Completion Plan: The Board discussed posting the project completion plan on the website. Evan volunteered to assist with grant efforts.

Three grant opportunities were identified, including:

- **Safety Grant** (50/50 match)
- **CWRA Grant** (50/50 match; to support identified funding needs)

The CWRA application deadline is June 2, with smaller-scale funding up to \$125,000. Potential uses include improving communication systems and safety initiatives.

## 6 Member Q&A

Martijn noted increased attention on water district needs, with potential federal funding on the horizon.

Michael added that there are many opportunities; while things were uncertain following the administration change, conditions have stabilized. The District is now making progress on grants that were previously not feasible.

**Action:** Michael and Evan will meet to coordinate next steps.

#### **7 Approval of Minutes from past meeting**

**Motion:** Chair entertains a motion to approve Board Meeting minutes from February 25, 2026. Kim Bologna moved. Martijn Bolster seconded. No further discussion, the motion passed unanimously.

#### **8 Adjournment of Regular Meeting**

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

The meeting was adjourned at 9:03 PM.

Respectfully submitted, Patty Peritz Board Secretary - Provisional