

Pinewood Springs Water District Board Meeting Minutes

Date: August 27, 2025

Meeting Details

Regular Meeting of the Board of Directors of the Pinewood Springs Water District's Enterprise. Conducted virtually via Zoom.

Board Members: Jim Easter, Kim Bologna, Patty Peritz, Evan Jones
District Employees Present: Jen Taylor, Gabi Benson, Cam Hubrecht
ORC – Wolf Compliance Consulting LLC: Mike Wolf
Community Members Present: Numerous residents (see attendance record)

1. Establish a quorum.

Quorum established. Meeting opened at 7:00 PM. This meeting is being recorded.

2. New Issues

- 2.1 Pilot Water Treatment Plant: Discussion of manganese contamination. District signed rental contract with Clear Creek Systems for groundwater green sand filter treatment system. Water will come into system then goes to plant. No anticipated noise. CDPHE approval pending for permanent system. Pilot will transition to permanent system, estimated timeframe 6 months.
- 2.2 Water Hauling: Emergency hauling required due to low production. Plant running intermittently (~1/6 capacity). Costs approx. \$0.25–0.42/gal; District currently absorbing hauling costs. Leaks identified on Wichita and Chipmunk. Conservation emphasized.
- 2.3 SWP D&I Grant Award: The District received a \$5,000 Source Water Protection Design & Implementation (SWP D&I) Grant from CDPHE to support both planning and implementation of measures that protect the community's drinking water sources.

3. New Business

- 3.1 SRF Project Updates: Engineers/CCI progress review. Button Rock completion due Sept 3. Liquidated damages per contract possible if delays continue.
- 3.2 SRF Invoice Review: Jim presented invoices to approve. Wolf keeping daily logs and SRF related invoices.
Motion: Jim moved to approve \$129,298.70 expense reimbursement Requisition #4; (Metron \$13,406.14, CCI \$60,325.00, Merrick \$25,068.75 and \$30,498.84). Patty seconded. Motion passed.

4. Old Business

- 4.1 Current Water Situation / Rights: Reservoir water unusable due to manganese. Options to rent rights from Big Elk discussed.
- 4.2 Budget and Cash Flow: deferred to Clerk's report.
- 4.3 Website: ADA compliance required for all docs of a certain class apply with standards and full compliance by April 26, 2027. Archival documents exempt.
- 4.4 SDA/DOLA – PSWD Board Policies and Procedures: Version 1 draft policy/procedures on Google Drive.

5. Q&A: Status, Progress and Plans

- See Resident Questions, page 5

6. Member Comment (no more than 5 min. ea.)

- Dagmar: Asked about plan for replacing remaining underground pipe beyond five worst segments.

Jim: Our preference is to evaluate how much progress we've made with CCI and what options are available to us to repair the system over the next years

- Cam: Requested compensation consideration for residents assisting with leaks (e.g., Chipmunk).

Jim: Will figure out how to compensate those who help on projects/leaks.

7. Reports *(information in addition to that discussed previously)*

- 7.1 Administrative Clerk: High-usage user relief reviewed. Evan suggested a standard policy, development underway. Patty will work the 2026 budget planning. Pam Ping will be available after Oct 15. Pre-liminary budget ready to be reviewed at the Oct. 22, 2025 meeting.

- 7.2 Water Superintendent: Updates incorporated in earlier discussions.

- 7.3 Approval of Minutes:

Motion: Jim moved to approve the minutes from the July 23, 2025 meeting. Evan seconded. Motion passed.

8. Adjournment

Moton: Kim moved to adjourn the meeting. Patty seconded. Motion passed. Meeting adjourned at 9:42 PM.

Respectfully submitted by Patty Peritz, Board Secretary, Provisional

Pinewood Springs Water District

Attendance Record – Board Meeting

Date: August 27, 2025

Board Members Present:

- Jim Easter
- Kim Bologna
- Patty Peritz
- Evan Jones

District Employees Present:

- Jen Taylor
- Gabi Benson
- Cam Hubrecht

ORC – Wolf Compliance Consulting LLC:

- Mike Wolf

Community Members Present:

Pam Ping, Elv iPad, Buck Haven, Grimes, John Berlin, Warren Musselman, Christy Crosser, Jill's iPhone, T Gill, Lloyd Rowell, Ardean Johnson, Martin Bolster, Bob & Ann Ragan, Trish Lewis, Kathleen Cundell, IT, John Porterfield, Diane Hollendo, Dan Robinson, Packards, KR, Spencer Hoch, John Bykerk, iPhone Carl, Lea, Bob Rosanbalm, Barb Isenberg, Lisa P, Steve and Cindy Lamarie, Stacey Davis, Amber Johnson, Christine Swanger, Dave, Kathy, Sean Gilliam, K, Michelle Guzzo, Natalie Pool, Serelphone (2), Dallas Swanger, Mary, Mary Legan, Fritz Lampe, Steve Stewart, Ellias iPhone, Samantha Martin, Ted Plank, Gary Craig, Katie, Gordon, K Covilli, Peter, Mariah's Phone, Nina, Cory Forer, Resident, Abe Bergen, Sue, 3033589240, Deonne VW, Jill Sandleben, Abe Bergan, Judy Bigger, Gordon, Meredith Dendo, Temeurs iPhone, Edith D, John Berlin, Dagmar, Kevin Beam, Robin Ferruggia

Respectfully recorded by Patty Peritz, Board Secretary, Provisional

Pinewood Springs Water District Board

Resident Questions

Date: August 27, 2025

Questions provided by Robin Ferruggia:

1. What is the current status of the ongoing review of plans by CDPHE?

CDPHE requires quarterly reports on our progress in addressing water quality violation issues, which we have been providing to their satisfaction.

2. The need to post public notices in places where one can reasonably assume every homeowner in Pinewood Springs can readily access them, and how that is going to be accomplished in the future

We currently post public notices on the community bulletin board, in local newspapers (as required), on our website, and on our new district Facebook page. We would welcome suggestions for additional outlets.

3. CORA regulations and responsibility to obey state CORA laws

So far, the district has met every request made under CORA, and will continue to do so.

4. The use of threats to intimidate members of the community and the right to freedom of speech

The District takes no responsibility for comments made by residents on your social media page.

Questions provided by Ted Plank:

1. Is the reservoir no longer usable as a water supply due to Manganese contamination? I thought that only became a problem when the water level dropped too low.

The water in the reservoir contains 4x the allowable amount of Manganese, which the plant is incapable of treating without the addition of a special pre-filtration system using "green sand" to remove the excess Manganese.

2. If so, what is the plan for a solution and when will it be implemented? I thought the District was already working on this 8 months ago.

Progress has been slow due to the complex nature of the project. Design plans had to be created and approved, a permit for the collection and disposal of hazardous waste had to be obtained, we had to get permission to use our grant/loan funds for this purpose, and then we had to engage with at least three different bidders. But we have cleared all of those hurdles, and we expect to have the green sand filtration system up and running within the next three weeks.

3. What is the problem with the gallery and when are repairs anticipated?

The gallery contains reinforcements made from treated lumber, which is leeching contaminants into the water we pull into the treatment plant.

4. How much water will we need to haul on a daily basis and how much will it cost?

It costs about 23 cents per gallon to haul water, and our community uses roughly ____ gallons per day on average.

5. How will the Water District pay for the hauled water?

The district cannot absorb further costs for hauled water (we've already spent nearly \$10,000). Our choices are to divide the cost evenly across all 302 taps, or to temporarily raise the usage fee to around 30 cents per gallon to pay for it. We may be able to leverage some of our line of credit to help ease the financial burden of our neediest residents by spreading the cost out over a year or two (at 9% interest) but none of these options are very appealing.

6. Are any additional water use restrictions anticipated?

If we raise the cost-per-gallon to 30 cents, residents will be encouraged to restrict their own usage. If we go with the flat fee for each tap, we will have to apply additional restrictions.

7. How will this impact firefighting in the event we have a structure fire or wildfire?

Water can still be drawn from the reservoir, so we don't expect additional impacts to our firefighting capacity at this time.