

PINEWOOD SPRINGS WATER DISTRICT

REGULAR BOARD MEETING MINUTES

February 25, 2026

Pinewood Springs Community Center & Zoom
61 Kiowa Road, Lyons, Colorado 80540

The regular meeting of the Board of Directors of the Pinewood Springs Water District (the “District”) was called to order at 7:03 p.m. by President Jim Easter. A quorum was declared present. This meeting is being recorded.

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

Board Members Absent: Evan Jones.

District Staff Present: Gabi Benson, Cam Hubrecht

Advisor/Special Advisor: Warren Mussleman. Absent: Lena Jones

ORC – Wolf Compliance Consulting LLC: Mike Wolf

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

Community Members Present: Robin Ferruggia, Stacey Davis, Mark Davis, Ted Plank, Deonne VW, Steve Stewart, Suellen, Amy Berliner, Google Pixel 9Pro, Daniel Grotke, Fritz Lampe, Kent Brinkley, Micayla M., Steve LeMaire, Michael G., Doug Mann.

2 Special Reports

2.1 Engineering and Compliance Report to CDPHE

President Easter presented the Merrick Engineering Evaluation Report addressing requirements under the Enforcement Order. The report identifies system deficiencies and recommended improvements, including installation of tank mixers to reduce manganese levels, replacement of aging distribution pipe segments, clearwell improvements, continued iron and TOC monitoring, replacement of temporary treatment systems with permanent systems, and granulated carbon replacement. The Board discussed funding strategies and upcoming rate considerations. Public comment included discussion regarding wells, uranium concerns, and distribution system clarifications.

Response to Enforcement Order – DW.08.24.135610

2.1.1 President Easter introduced Michael Schenfeld of Community Resource Services (CRS). Mr. Schenfeld reported on the transition to InBank, billing services transition from GWorks to CRS, administrative and compliance coordination, grant writing efforts, and records management. The Board discussed transition logistics and customer communications.

2.2 Invoice Review

2.2.1 SRF & EIAF Invoice review

The following invoices were presented for approval: Merrick & Company Invoice #INV-10266928 in the amount of \$18,737.65; and Colorado Civil Infrastructure (CCI) Pay Application #6 Revised in the amount of \$43,634.68, for a total of \$62,372.33.

Motion: Chair entertains a motion to approve the Merrick invoice INV-10266928 (\$18,737.65). Martijn Bolster moved. Kim Bologna seconded. No further discussion, the motion passed unanimously.

Motion: Chair entertains a motion to approve the CCI Pay App 6 Revised (\$43,634.68). Martijn Bolster moved. Kim Bologna seconded. No further discussion, the motion passed unanimously.

The Board noted that CCI Pay Application #5 in the amount of \$70,644.28 was approved at the prior meeting. SRF Request #8 in the amount of \$65,836.78 has been approved for payout. EIAF Request for Reimbursement #4 in the amount of \$43,277.40 has been submitted.

2.2.2 Other Invoices – None.

3 Resolutions

3.1.1 Resolution 2026-12: Authorizing the Board President to file a motion to dismiss a small claims action for lack of jurisdiction.

Motion: Chair entertains a motion to adopt the Resolution 2026-12 as it stands. Martijn Bolster moved. Kim Bologna seconded. No further discussion, the motion passed unanimously.

3.1.2 Resolution 2026-13: Approving transition of billing services from GWorks to CRS-ADG and authorizing new bank accounts and customer payment platform.

Motion: Chair entertains a motion to adopt the Resolution 2026-13 as it stands. Martijn Bolster moved. Kim Bologna seconded. No further discussion, the motion passed unanimously.

3.1.3 Resolution 2026-14: Updating the CORA Policy and Document Production Fees.

Motion: Chair entertains a motion to adopt the Resolution 2026-14 as it stands. Patty Peritz moved. Kim Bologna seconded. No further discussion, the motion passed unanimously.

3.1.4 Resolution 2026-15: Adopting Standard Terms and Conditions of Employment.

Motion: Chair entertains a motion to adopt the Resolution 2026-15 as it stands. Martijn Bolster moved. Kim Bologna seconded. No further discussion, the motion passed unanimously.

4 Reports

4.1 Treasurer's Report

4.1.2 Accounting Support: staffing and contract support. Due to staffing transitions and onboarding of CRS, a formal monthly financial report was not presented.

4.1.3 Treasurer Bolster reviewed preliminary rate calculations and discussed the proposed March rate adjustment, budget requirements, conservation considerations, meter replacement program progress, and potential tier structure adjustments.

4.2 Communications Committee Report

4.2.1 Phone and email improvements: CRS is assisting with improvements to phone and email systems and implementation of a service ticket tracking process.

4.3 Operations Committee Report

4.3.1 Superintendent's report: Superintendent Cam reported on meter replacement progress, upcoming SWPP meeting scheduled for March 11, reservoir capacity of 36 acre-feet, and grant match opportunities for community participation.

4.4 Project Oversight Committee Report

4.4.1 Buttonrock Status: The Buttonrock segment has achieved substantial completion.

4.4.2 Project Completion Plan: Final grading and hydroseeding are scheduled for spring. The Board discussed the construction schedule and CCI's progress on the project. The work was not completed within the anticipated 140-day timeframe, which contributed to a line freeze and hardship for residents. The District informed CCI that liquidated damages could be pursued due to delays, which resulted in changes to project management and increased staffing.

CCI has assigned new field managers, added additional crews, and is beginning work earlier each day. Temporary lines are currently operating as dry lines and will remain in place until the final freeze. CCI is using two temporary line sets in a leapfrog approach, with overlapping work between crews. Updated construction schedules were presented, with a target of completing the Kiowa segment by mid-August.

The Board also discussed loan planning and project costs. The District anticipates submitting loan applications in November, including a loan with a forgiveness component for the design of a clear well and treatment system. Construction cost estimates reflect an approximate 10% increase. The District will continue evaluating conditions on Pinewood Drive and monitoring project progress.

Updated construction schedules will be posted on the District website.

5 Member Q&A

Public comment included well and uranium concerns, property restoration matters related to CCI, and distribution system clarifications. The Board directed concerns to the District Clerk and CRS for follow-up.

6 Approval of Minutes from past meeting

Motion: Chair entertains a motion to approve Board Meeting minutes from Jan 28, 2026. Martijn Bolster moved. Kim Bologna seconded. No further discussion, the motion passed unanimously.

Secretary reported the CWRPDA audit confirmation of indebtedness was submitted.

7 Adjournment of Regular Meeting

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

The meeting was adjourned at 9:43 PM.

Respectfully submitted, Patty Peritz Board Secretary - Provisional