

Center of Colorado Water Conservancy District
Meeting of the Board of Directors
May 10, 2023

The monthly meeting of the Center of Colorado Water Conservancy District was held on Wednesday, May 10, 2023 at the water district offices located at 548 Front Street in Fairplay. Briggs Cunningham, Board Chairman, called the meeting to order at 1:01 PM.

The members present in the office were Briggs Cunningham, Lynne Buchanan and Craig Steinmetz, and Lisa McVicker. Chris Fuller was excused with a family issue. Nola Knudsen, Administrator, was present in the office as was Lisa Barden Brown, Operations Manager and Dan Drucker, Emeritus. Legal counsel David Shohet was present via video conference.

APPROVAL OF THE AGENDA

Lynne Buchanan moved to approve the agenda as presented. Lisa McVicker seconded and the motion carried unanimously.

APPROVAL OF THE MINUTES

Lisa McVicker moved to approve the minutes as presented. Craig Steinmetz seconded and the motion carried unanimously.

ADMINISTRATIVE MATTERS

2.1 Administrator's Report on Accounts: Nola Knudsen reviewed the check register with the Board. Expenses for May totaled \$13,874.33. Total cash assets after bills have been paid is \$1,818,222.75. Briggs Cunningham asked about the \$1,000.00 check payable to Ethos. He was told an email vote was taken and results were 4 to 1 in favor of payment.

2.2 Treasurer's Review: Lynne Buchanan stated she has reviewed all invoices for payment and approved all of them. Lynne reported the deposits for the month for office rental, utilities and included a small interest from High Country Bank totaling \$1,683.18. The property tax receipts for May were \$102,403.91 and \$7,037.10 in interest in Colotrust.

2.3 Approval of Invoices and Warrants: Lisa McVicker moved to approve the invoices and warrants as presented. The motion was seconded by Craig Steinmetz and carried unanimously.

2.4 Contract & Lease for Nola Knudsen

2.4.1 Lease

2.4.2 Administrator Contract

2.4.3 Property Management Contract

David Shohet and Nola Knudsen have chatted but he is not sure we have clean documents for signature yet. Of the three agreements is Nola's scope and service agreement with her administrator fee. Nola noted she provided meals at one time which needs to be removed. There needs to be a discussion regarding the fee to pay Nola. Nola said she went back to 2005 to review her fees through the years. She noted it has been almost five years since she has received any amount of a fee increase. She is asking the Board agree with her on her sub-contractor fee increase. Briggs Cunningham suggested an increase to \$3,000 per month. Lisa McVicker made a motion to agree to Nola's new fee of \$3,000 per month effective immediately. Lynne Buchanan seconded the motion which was carried unanimously.

Regarding the office lease, Nola indicated she acquired insurance in December for the leased space. David said the amendment to the existing commercial lease is \$1,000 for the space as indicated on the new floor plan. It was agreed that Nola's area includes full use of the conference room. There is a 3% annual increase written into the lease that Nola would like to strike. The Board feels the 3% needs to remain in the lease with an annual discussion. The last contract is the Property Management agreement. The original agreement had additional insurance requirements. This was removed from Nola's agreement as she now has no fiduciary responsibility and CCWC maintains insurance for the building.

Lisa McVicker made a motion to approve all three contracts with Nola Knudsen as presented by legal counsel David Shohet. The motion was seconded by Lynne Buchanan and carried unanimously.

OPERATIONS MANAGER'S REPORT

Lisa Brown previously emailed a copy of her monthly Operations Manager's report with the Board. She reviewed the report and answered questions from the Board.

Chatfield Reallocation Project: Lisa Brown reported the budget was approved for 2023-2024 year for the Chatfield Reallocation Project. Member share assessments are expected to be lower than last year and costs will come down as mitigation goals are being met. Lisa Brown indicated an agreement for CWSD to lease water to CPW was entered into in April. The agreement is quite lengthy and Lisa sent the agreements to David Shohet for review to see if counsel should be present if it affects our shares. Lisa provided the accounting through the end of March. She indicated the SNOTEL report is not looking good. Lisa said depending upon the calls on the river, she is uncertain when storage will be filled.

James Tingle Reservoir: Lisa Brown said she received the accounting reviewed the storage amounts and the release. There won't be any releases in May because we are going to start storing as water is available and we are in priority. The priority dates have been fluctuating and we have seen some really senior calls on the river already. This morning it bounced back to a Burlington 1885 call and it will probably bounce back again unless this precipitation actually happens. As the Randall and Sessions rights come into priority, water will begin to be stored

with 1.62af of Randall water anticipated to be exchanged to and stored in the SPR. The ice is now completely off the head gate and we would like to do that as soon as we can. Centennial has agreed to lease 90af of reserve water projected to be available at a rate of \$155 an acre foot.

Smelter Pipeline Reservoir: Lisa Brown reviewed the storage amounts. As of last Friday, the ice was completely gone. She has monitored the ice at the head gate and has discovered a lot of damage to the diversion structure. Lisa does not believe it can be patched and that it needs to be replaced. She believes we need to get a bid out to firms and get an estimate on replacement. All the acid water in the Creek over the years and the major ice this year did significant damage.

David Shohet said this needs to go out for public bid. Lisa Brown is aware of another business working on a flume with the Deputy Water Commissioner on the Tarryall. Garver Brown is aware of another company to consider. Once a quote is received we may hopefully start the project in the Fall. David Shohet said the CWCB may have some money for this project in which case the advertising will have to go through them.

The Board directed the consultants to being working on the process to fix the head gate at the SPR.

Dan Drucker said the CWCB puts out grants and loans twice a year. We have put in an application after constructing a project and he suggests go ahead with the project.

Lisa Brown said she worked on the beaver dam for an hour and it lowered the level of the creek next to the road. If the beavers continue to rebuild that dam she will look at putting in a leveling device.

Lisa Brown provided the snow pack update stating the Upper South Platte basis is at 64% which is not good.

Lisa Brown visited the Current Creek Two property and all was in order. There was no indication of a leaky roof, signs of vandalism or damage to the fence she repaired last Fall. She would like to make the repairs to the deck that was discussed last Fall.

Web-site Update: Lisa Brown said the web-site is coming along very well. The temporary site is ready to be forwarded to the newly restored site. Daisy is working on getting a new theme established. She provided a subscription to a new service. We have to approve the logo to be placed on the web-site before we go live with transferring it.

Kenosha Trout Club: We haven't had in recent updates on Kenosha Trout Club but we are planning to store 25af of water in the Lininger Lake.

OLD BUSINESS

4.1 Big Timber Building Update: Craig Steinmetz met with the electrician and walked the building. He's about two months out for any work. He will give us a proposal and before we act, we will bring the proposal to the board to vote on it. Craig met the architect and dimensioned the building; this was handed out last month. Craig met with the building official to look at light safety issues. The Board will have to decide if we want to be ADA compliant which has mainly to do with the bathroom size and fixtures. Craig said the primary room can hold 118 people. The doors need emergency lighting, exit lighting, and panic hardware. Craig explained the need to bring the doors to the floor level. The dentist door will need a level and the removal of the dead bolt.

Made a motion to allow Craig Steinmetz to go forward with making phone calls to find contractors to address issues the building inspector has pointed out to make this a safe building for however many people are here. There will be no construction until after Burro Days.

4.2 New Logo Selection: The Board the various logos presented. Lisa McVicker pointed out a logo sample. The Board voted three in favor of using that logo with Lynne Buchanan abstaining.

4.3 Burro Days activity for CCWCD: Briggs shared his concerns that there could be some negative discussions about water rights. Chris Fuller sent an email prior to her leaving indicating all three Boards are partners. Lisa McVicker is supported of each board having a table promoting their activities.

DIRECTOR'S ISSUES

None

Lisa McVicker moved to adjourn. The motion was seconded and the Board adjourned at 2:12 PM.