

**BUCKHORN RANCH WATER COMPANY COMMITTEE**  
**MARCH 4, 2025 – 6:00 P.M.**  
**VIA ZOOM**

**Participating:**

Sean Patrick  
Ben Somrak  
Larry Newman  
Brian Gillette  
Brian Carney  
Bart Laemmel  
Rob Harper, Toad Property Management  
Bayliss Baker, Toad Property Management

Rob called the meeting to order at 6:03 p.m.

After discussion it was agreed watering restrictions during Summer 2025 would be introduced. Ben made a motion to only allow watering on Monday, Wednesday and Saturday during the Summer months. New landscaping permits would be available upon request for additional watering. Brian Gillette seconded the motion and it was unanimously approved. Sean agreed to have a banner prepared with water restrictions which would be placed at the entrance to Buckhorn.

Brian Carney said some upgrades were necessary to improve chlorine contact time and some locations had been identified for a new sample station. Brian also said two new filter housings were required. Sean made a motion to approve up to \$45,000 for the two new filter housings, filters, materials and labor. Brian Gillette seconded the motion and it was unanimously approved. Brian Carney agreed to order the parts from the distributor in Grand Junction when he wanted them. Installing after the installation of the new sample station might be beneficial. Brian did not have an estimate at the present time for the new sample station.

Larry expressed concern about additional minerals being in household water. Brian Carney said additional testing and methods to treat mineral levels would be available. It was agreed to move forward with the testing.

Brian Carney confirmed the State Inspector had been happy with the recent testing. Chlorine filter information was being sent to the State. Brian confirmed there was not fluoride in the water and he was not aware of any local Districts that added fluoride.

Brian said efforts continued to find new well locations. The most recent well location was producing 30 gallons per minute. Sean said well production might be higher when the ground was not frozen. The well behind the plant was producing 35 gallons per minute.

Sean explained Bill Lacy was considering a new large development south of Buckhorn. Sean said the new development would probably not have a negative impact on the water table. The existing sewage plant would be used by the new development. The new development was only in the very early stages of consideration and the approval process might be a couple of years.

Sean asked if the Water Company wanted to limit the total EQR of new builds or raise the cost per EQR in an effort to reduce water usage/waste. Current regulations permitted 10,000 sq. ft. of construction and it was generally agreed no change should be made to that. Brian Gillette and Ben felt it was better to regulate irrigation rather than water usage inside homes. Water was only \$270 every six months for some homes and it was generally agreed that was probably too low. Water metering was not an option at this time. It was agreed to review water usage figures after the limit on irrigation had been introduced in 2025.

After discussion Sean made a motion to increase tap fees by 20% effective January 1, 2026. Brian Gillette seconded the motion and it was unanimously approved. Bart and Rob agreed to amend the governing documents to reflect that proposed increase. New owners were asked that design included space for a future water meter.

At 7:00 p.m. Ben made a motion to adjourn the meeting. Brian Gillette seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management