

SRRE HOA Board of Director's Meeting

12.18.19

Meeting Minutes

Call to Order 10:00 A. M. on Wednesday, December 18, 2019.

Attendees.

- Doug D'Apuzzo
- Kim Hansen
- Ken Moore
- Hans Helmerich
- Mike Dawson-attorney

Peak Property.

Thomas Hein-Association Manager

Purpose of Meeting

- 1) Assessments for repairs: Select group of owners unhappy with additional assessments for maintenance/upkeep.
- 2) Meridian Ditch: Irrigation Improvements
 - a. Best way to improve the ditch capacity.

BOD Meeting Results

- 1) Assessments for Repairs: The Board discussed asking owners their opinions about maintenance and then the board coming up with a messaging plan about continued maintenance. All agreed getting more bids was beneficial. Most of the owners are supportive of maintaining the HOA's assets and have already paid their assessments for the barn and arch maintenance.
- 2) Meridian Ditch: Irrigation Improvements
 - a. Mike Dawson commented those on the water decree are responsible for maintaining the ditch, if the ditch cannot carry the amount of cfs in the decree, the ditch owner's water rights could be reduced to match its current carrying capacity size. And the unused water would be subjected to abandonment (not being put to beneficial use) by the Colorado Division of Water thru court process. If court rules with Division of Water engineer, you lose your water rights. SRRE shares the Meridian ditch maintenance between Glacier Lilly, CB Land trust, and Rozeman's. Common law in Colorado provides an easement to access the ditch thru any property on either side of the ditch. Typically, the largest percentage owner takes care of ditch maintenance. Liens can be placed on other ditch owners if they don't pay their share of the cost and a process to obtain their water rights exists. It's recommended to have a ditch maintenance plan.
 - b. The Meridian Ditch is deeded with approx. 11.5 cfs but the ditch can not hold/carry that many cfs (1-2 cfs max) nor does the Meridian Dam operated by Mt. CB Water and Sanitation release enough cfs for the Meridian Ditch head gate to capture. Mike D.-if necessary, one can dam up or use 'dam checks' in the stream to obtain full allotted water rights or lower the head gate. The operator of the Dam should be measuring the inflows, and the outflow should at minimum, match it. Making it an 'On Channel Reservoir' meaning inflows and outflows should match.
 - c. Piping irrigation water in ditch vs. lining bottom of ditch vs. returning it to its original decree size. Piping and only diverting half the water (or less) would be a red flag to the Water Division. Lining the bottom of the ditch still requires maintenance and can be damaged by elk and cows. Mike D. recommended digging out the ditch returning it to its original decree size: 7155 ft. long, 1'-0" deep at the high water line, 5'-0" wide at the high water line, 3'-0" wide at the bottom of the ditch. And recommended to verify head gate is sized to handle 12 cfs. The second recommended action, if needed, talk to Mt. CB Water and Sanitation about the dam's water release amounts and the Meridian Ditch water rights.

Meeting was adjourned 10:48 A.M.