

# SRRE Water Co. Board of Director's Meeting 2/11/21

## Meeting Minutes

### 1) Call to Order

The meeting was called to order at 7:35 am on 2/11/21.

### 2) Establishment of Quorum

-Tracy Currie

-Doug D'Apuzzo

-Joe Knox

-Tom Hein, Peak Property

Roll call was taken and a quorum was present for an official meeting.

### 3) Review and approval of BOD's meeting minutes

-1/26/21

Before approving, Doug D'Apuzzo asked that the meeting minutes be updated with language from the Water Co. Bylaws that insinuates maintenance for the infrastructure is covered by the Water Co. The question is does the Water Co. have easements to access properties for maintenance?

Tracy Currie made a motion to approve the 2/11/21 meeting minutes with the inclusion of text from Doug D'Apuzzo sent during the meeting via email. The motion was seconded by Doug D'Apuzzo, all were in favor, none opposed, and the motion was approved.

### 4) Reports of Officers and Committees

Tracy Currie reported he meet with Three Valley owners Sharkey and Guierrier and informed them that the Three Valleys infrastructure has not been transferred to the Water Co. Mr. Guierrier who was the developer of Three Valleys was open to transferring assets to the Water Co. The water service lines, fire hydrant and water fire suppression tank would be maintained by the Water Co. upon transfer. Board had a discussion who would be responsible for repair and maintain cost: Three Valleys or Water Co.

Joe Knox reviewed Gunnison County's LUR policy regarding caretake units and definition of residence to determine number of dwellings on a water tap. The Water Co. water decree does not allow 2 dwellings on one tap. Does this get the Water Co. closer to a Public Water System?

1. Two users possible out of compliance with Water Decree and under billing.
2. Public Water Compliance issue.
3. Change decree to get more water.

What is the most pressing issue? Tracy Currie felt the Public Water Compliance issue was the most urgent. The Water Co. needs a definitive answer if 2 extra dwellings (caretakes) push Water Co. to a public system. If yes, the

Water Co. is behind the process of becoming a public system. Tracy Currie to investigate.

5) Old Business

- A. Prioritizing first items to work on from 'to do list'
  - 1. Huckstep Billing
  - 2. Board Discuss Legal Priorities & Review Legal Cost Spreadsheet
    - a. Discuss Multi-Residence Tap Issues
    - b. Items Board does need Huck to Work On.
      - 1. Guerrieri
      - 2. Unassigned Rosco Shares
    - c. Peak Property's Management Agreement-Defer till June 2021
    - d. Water Manager's Contract and Find Back Up Operator-Defer till June 2021
    - e. Clarification of number of B Shareholders and their obligations for fee's
    - f. Who is responsible for the water infrastructure in;
      - 1. SRRE HOA
      - 2. Three Valleys
      - 3. Esposito Line
      - 4. Fox Trott

6) New Business

- A. Who is responsible for the water infrastructure in;
  - 1. SRRE HOA
  - 2. Three Valleys
  - 3. Esposito Line
  - 4. Fox Trott

The Board discussed that the Water Co. infrastructure should be owned and maintained by the Water Co. The Board discussed obtaining easements to maintain infrastructure lines. The Board discussed having Huckstep draft an agreement to transfer the Three Valleys infrastructure to the Water Co. and easement access to repair and maintain infrastructure. Tracy Currie motioned to have Huckstep draft agreements, Joe Knox seconded the motion, no one was against, and the motion was approved. The Board would use the Three Valleys draft template to transfer the remaining unassigned assets to the Water Co.

B. TBD

7) Schedule for next meetings

2/18/21 @ 7:30am.

8) Adjournment

Tracy Currie made a motion to adjourn the meeting, Joe Knox seconded the motion, all were in favor, and the motion was approved. The meeting was adjourned at 8:35 A.M. on February 11, 2021.