

SRRE Water Co. Board of Director's Meeting 2/21/20

Meeting Minutes

Call to Order – 8:20 AM on 2/21/20.

Attendees.

-Tracy Currie
-Doug D'Apuzzo
-Joe Knox

Peak Property.
Thomas Hein-Association Manager

Meeting Agenda

1. Discussion/approval of letter re: Mt CB Water & San permit – Joe
2. Discussion/approval of Peak agreement - Doug
3. Discussion of redlines to SGM Engineering SOW/Contract - Tracy
4. Water meter discussion - Tom
5. Roscoe tap transfer to SRREWC - Doug
6. Guerrieri - Tracy
7. SRREWC Document repository
8. SRREWC legal representation - Tracy

Meeting Results

1. Discussion/approval of letter re: Mt CB Water & San permit – Joe
 - a. Meeting Results: Joe explained Mt. CB Water and San. permit renews every 5 years. The state is upholding its new requirements Mt. CB. Water/San must do under new permit. Mt. CB objected and is protesting the renewed permit (new requirements to treated water to higher standard/quality) and asked for court hearing. In the past, Mt. CB Water/San's permit was a 'rubber stamp' approval, but now because of more public input on water quality the state is listening and requiring more stringent practices/procedures. A court hearing will be scheduled for spring/summer 2020. Since Mt. CB is the objector it triggered another state provision that any possible injured party could request party status, this allows "so party" to be able to participate and go to meetings without having to hire an attorney. The Board agreed to send a letter to the state supporting the states stance to help protect the Water Co. water quality and asks the state to include the Water Co. in the meetings. Mt. CB can release up to 1.2 million gallons a day of treated water.
2. Discussion/approval of Peak agreement – Doug
 - a. Joe commented Peak's typical management agreement is written for HOA's and not specifically to the Water Co. He provided some red line comments for Tom H. to revise the management agreement. Tom H. will track down the latest version and will make changes for the next BOD's meeting to be reviewed. The Board discussed and were ok with the services/responsibilities the agreement provided.
 - b. The Board discussed how current stock certificates were processed and managed, who managed them, who is responsible for them, the stock ledger, and the stock cancellation and transfer process. Currently the responsibility is mostly done by Mike Dawson, and Tom and Doug keep their own ledger for tracking. Joe asked if anyone knew what the 'stock cancellation' process was. Joe suggested the Board discuss either Peak Property manage the stock certificate process or by the new legal representation the Board is looking into.

3. Discussion of redlines to SGM Engineering SOW/Contract – Tracy
 - a. Tracy reviewed SGM’s General Services Agreement and made redline comments for the rest of the Board to review. Randy S. at SGM was waiting for the Board’s red lines before finalizing SGM’s proposal and agreement. The Board provided comments and Tracy was going to send it off to get a revised proposal.
4. Water meter discussion – Tom
 - a. Tom H. review the info the Board received from the Water Co.’s water manager regarding different types and uses of water meters. The Board wanted more info and pricing for a ‘smart meter’ that can report back to a central location. Beside metering water use, the Board wants a meter that can be used to quickly detect and find leaks. A smart meter was identified because anyone with the right equipment can drive by houses and be able to read the meter from there vehicle. The Water Co. documents require each home to have a water meter. Further leak detection could include installing a flow meter on different supply pipes in the system.
 - b. Further discussion led to the Board asking Peak Property to confirm if each home on the water system has an exterior water shut off (curb stop) and to mark them with a snow pole.
5. [Roscoe tap transfer to SRREWC - Doug](#)
6. [Guerrieri - Tracy](#)
7. [SRREWC Document repository](#)
8. SRREWC legal representation – Tracy
 - a. Tracy C. mentioned he struggled with Mike D. because he’s conflicted in the discussion between Roscoe, SRRE, and Guerrieri. He’s not responsive nor diligent enough as he needs to be and recommended The Water Co. needed a new attorney. Doug didn’t disagree but said it would be costly to bring a new attorney up to speed (document and historical reviews). Joe K. agreed with Tracy and mentioned the Board has a business to run and Mike is not responsive, and they need someone who will be efficient and timely. Joe agreed he thought they need to change attorneys. Joe and Tracy recommended finding a new attorney (based on conflictual and performance issues), and the Board agreed to look for some new attorney options to bring to the next BOD’s to discuss. Tracy envisioned the new attorney working on the Water Co.’s current daily and future business, etc., and still use Mike D. for water issues. Doug reiterated for a new attorney to provide accurate advice they would need to have a good understanding of the history of the Water Co. which will require many hours of review and that will be costly. The Board has been asking Mike D. for Water Co. info and documents and his lack of response has frustrated them. Joe K. said the Water Co. has been working on issues (ex. Guerrieri) and are not getting business done and behind them.
9. Water Co. legal documents
 - a. Joe and Tracy spoke with Mike Dawson and discussed the list of Water Co. legal documents Tracy asked Mike to upload to Dropbox. Tracy asked Mike again to work on the list and upload any other pertinent documents too. There was nothing else discussed.

The Board ran out of time and didn’t finish working thru the agenda and rescheduled the tabled agenda/meeting until March 19, 2020.

Meeting Adjourned