

SFTR Metro District
109 West Main St, Trinidad, CO
9:00 AM, 28 Mar 2019

Robert L. Scott, President

Rick Kinder, Vice President

Nancy Allred, Secretary / Treasurer

Billy Hughes

RC Ghormley

- 1. Call to order – Bob called the meeting to order at 9AM.**
- 2. Proof of notice – Posted at Century Financial Group, County Courthouse, Guard Shack and Bulletin Board on SFTR**
- 3. Roll Call – All present. 2 Guests: Val Allred & Abby Tamburelli**
- 4. Determination of Quorum - Yes**
- 5. Approval of minutes of last meeting – Billy made a motion to accept the minutes from last meeting. RC 2nd the motion. Motion passed. Minutes were approved.**
- 6. Director's Matters**
 - 1. Meeting Location resolution – the board has agreed to keep the Metro meetings at Century Financial Group, 109 W. Main Trinidad.**
 - 2. Posting locations resolution – all meeting notices will remain posted at Century Financial Group, the County Courthouse, Guard Shack and Bulletin Board**

on SFTR. When the construction of the MOC is complete, there will be a notice posted there as well.

3. Disclosure of conflicts – no conflicts required disclosure

4. Approve the authorization to file an audit – Billy made a motion to continue filling a yearly audit. RC 2nd the motion. All in favor. Motion passed.

5. Adopt a Colorado Open Records policy – Bob made a motion to conform to the statutory fees and requirements stated in the C.R.S (Colorado Revised Statutes). Billy 2nd the motion. All in favor. Motion passed.

6. Adopt an indemnification resolution – Bob made a motion to adopt the C.R.S 24-10-110. Nancy 2nd the motion. All in favor. Motion passed.

7. Annual customer information letter – RC will make corrections and add additional information. This letter will be sent out with the April bills and posted on the website.

8. Financials

1. Treasurer's report / Cash flow forecast – Nancy reviewed the current financials. There are no financial concerns at this time.

2. MOC requisition 4 – no questions or concerns

3. Costs and benefits of monthly meter reads – after much discussion the board decided to continue with monthly meter reads. Monthly meter reads have proven to detect water leaks early for the customers and minimizing their charges; this also shows the city that the metro is monitoring their water usage and they have also helped with the early detection of meter malfunctions. The Board voted to continue the monthly meter reads and increase the monthly Maintenance Fee by \$2.00 (\$6 per quarter). The Maintenance Fee for each user will go from \$112.50 to \$118.50 effective with the April-June 2019 billing cycle.

9. Insurance for volunteers – Nancy provided two coverage options available. Bob made a motion to provide insurance for volunteers. Billy 2nd the motion. Motion passed. Nancy will clarify the coverage options and get back to the board.

10. Operations Center building status – Bob gave a quick update on the building progress. The roof should be finished today and the insulation should be finished within 2 weeks. After these projects are completed, the contractor and electrician can start on the interior walls. Things are moving along quickly but it is still too early for an estimated completion date. The board discussed fencing off the perimeter and adding a cattle guard to keep livestock out of the area.

11. Other business – Rick stated that all water test results have been well within the states acceptable limits.

12. Adjourn – Meeting was adjourned at 10:14.

SFTR Metro District
33712 Mt. View Dr., SFTR
9:00 AM, 12 Nov 2019

Robert L. Scott, President

Rick Kinder, Vice President

Nancy Allred, Secretary / Treasurer

Billy Hughes

RC Ghormley

1. Call to order

2. Proof of notice – Posted per statutes

3. Roll Call

All Board members were present

4. Determination of Quorum

Quorum achieved

5. Approval of minutes of last meeting

Minutes approved without changes

6. Executive Session

7. System status

A. Review Sanitary Survey results

Reviewed the report submitted by the State inspector and discussed the new State mandated changes to the Metro water system. For the first time, the State has established rules concerning the configuration, maintenance, and inspection of owners water systems which are beyond the Metro meter pits. This requires new protocols for the Metro and individual residents. While the Metro is required to inspect, verify and certify compliance to these new State mandates, the residents will be required to make and pay for any modifications their systems require. Metro personnel will advise residents of their required participation.

B. Discuss preliminary budget

Overall, the draft budget Nancy prepared appeared to be an accurate forecast. It was suggested to split Utility costs into two line items and increase cost of water purchases from the City. Also discussed the need to increase the cost of Metro labor for meter pit installation by \$500. The motion to increase was made, seconded, and passed, effective this date.

It was decided to begin documenting the value of Ditch Rat participation as a line item on the budget report in order to make owners more aware of the possibility of someday operating the system solely with outside contractors.

8. Metro Operations Center

A. Owners Rep report

The Center is effectively completed. There remains some purchasing of furnishings and equipment, which Bob will continue to oversee, but without further fee as Owners Rep.

9. Costs and benefits of monthly meter reads

The monthly meter reads have proven beneficial and will be continued. It was agreed to contract more maintenance type items as required to lessen the time demands on the Board members.

It was mentioned that, while attending mandated training classes, none of the Board members have ever found anyone in those classes that were unpaid

volunteers, other than themselves. This isn't a ploy to gain accolades, but food for thought for the future.

10. Adjourn

SFTR Metro District

Meeting Minutes

9:00 AM, 23 Dec 2019

Robert L. Scott, President

Rick Kinder, Vice President

Nancy Allred, Secretary / Treasurer

Billy Hughes

RC Ghormley

1. Call to order

2. Proof of notice – Posted per statutes

3. Roll Call – All Directors present

4. Determination of Quorum - Achieved

5. Approval of minutes of last meeting – Approved

6. Review and approval of 2020 budget – Budget approved as modified. The Metro is currently accepting credit card payment without any customer surcharge and cannot continue to do so, as it adds up to a significant loss. In the future, the discount rate we pay the bank for credit card processing will be added to each bill paid by credit card.

7. MOC budget status – Those involved in purchasing for the MOC will consolidate and submit their numbers for items remaining. Nancy will prepare a current status re: the original approved budget amount.

8. Develop initial use policy for MOC meeting room The submission of the Advisory Committee meeting with Nancy was reviewed. It was decided that initially, the meeting room could be used by any SFTR property owner for any community wide activity. Anyone desiring to schedule an event should contact Nancy for details.

9. System status

A. Review Sanitary Survey results – A meeting is being scheduled with the CDPHE to discuss the possible requirement that the Metro assume responsibility for customer cistern configuration and system connection.

B. Pending repairs – Unaccounted for water loss is our priority. We are currently surveying the tank 2 and 3 systems to locate possible leaks. There is also the possibility that our current water meters are not registering very low flow, as would be common with cisterns controlled by float valves. This is being researched.

10. Directors matters – None additional

10. Adjourn