

Sylvan Lakes Metropolitan District Regular Meeting 5/31/15 1:00 PM
Lake County Public Library Baby Doe Room

Board Members Present:

Ginny Peros

Greg Conway

Jerry Vargo via phone

Irv Tracy

Alan Agee

Attendees:

Ante Peros

Phil Huval

Mary Carpenter

Jonathan Shamis

Meeting was called to order at 1:00 PM

Minutes were read and amendments made which will be changed and the minutes will be approved at the next meeting. Greg made a motion, Alan seconded all in favor.

Treasurer's report:

Alan did not have the bank statements so the report from last month stands until next month.

Alan made a motion to pay the September mortgage bill before September of \$15,000.00. Greg seconded. All in favor – Ginny abstained. Ginny will obtain the new payment plan after this payment and get it to the board. We are still expecting a little over \$20,000 in tax revenues.

Alan will figure how much money we have spent with TZA, and make sure they realize that we have only budgeted \$10,000. We would like a percentage of completion on a monthly basis or when we are billed. We will all be very up front with them that we are a very small entity and are on a strict budget.

Ginny made a motion to keep records of all e-mail and phone call information in order to put in with the minutes so that we are all clear as to what is going on. We will add these to the minutes records for usage but not sure if they are required or necessarily "legal". But it would help to protect us from the Sunshine law.

Water:

What are our exact expenses and lease issues? This is still an on-going issue. Are we able to lease water for 25 years? Would it require an election? Ginny felt the previous election did not specify if we were to lease or buy water. That would make a difference.

Concentrate on Hartner ditch #2.

Alan's had questions on the legal fees. Are part of the legal fees for Hartner 2 and Hartner 1? Jerry said they will split the billings between the gates. They are working

on a contract to draw up the legal documents. Irv suggested that from now on we will separate H1 and H2. If Lake County's water augmentation plan works out in the future it would be a good thing for us to be working together. Is the 100 acre feet from CSU and the 30ish acre ft from MMTC and HTC is that for H1 or H2? We still do not know how much water H2 will use. The water is for accurate measurements this year so that we will know in the following year. The Lawyers and Engineers will separate the billing between H1 and Hartner 2. Do we separate the bills already paid internally so that we are representing the taxpayer's interests? We need to be able to accurately measure both Hartner 1 and Hartner 2. What do we do next year when the CSU lease is up? The long term water appropriation issue is the most important decision.

The prices we have been told for water has been any where from \$600.00 per acre foot down to the offer now of \$100.00 acre foot. Can that \$100.00 be negotiated since there is so much water this year.

The outflow measurement will be the amount of water we need to replace – and that figure will be recorded every year and averaged. This is how Mt. Massive Lake Estates has done their's for 30 years.

We will need to have meetings almost weekly to stay on top of this. We need to know how much water we need. We need to put water in the lakes. We need to fix the lakes in order to make the proper measurements. With the measurements we will then know exactly what to plan for in the future.

Temporary or final fix on the Carpenter head gate.

Concerns were discussed that Greg had begun work on the temporary structure on the Carpenter lake without formal approval.

Alan made a motion to ratify and approve the Voluntary Temporary Structure.

Statement of apology from Greg Conway. It is notable that he has been able to put together the best voluntary movement that we have ever had. Jerry will accept Greg's apology with the caveat that Greg realizes he is not a one man wrecking crew. Jerry, Irv and Alan Aye, Greg and Ginny abstain.

We will continue to work on a final fix with a new concrete structure and a real gate with a wheel handle.

Alan made the motion to repay Greg for the materials he has paid for so far for this project of no more than \$600.00 for this structure. Irv seconded. No further discussion. Ginny abstains, Greg abstains. 3 ayes.
Project should be done by the next meeting.

Maintenance Contract: Accountability. Pay Ante off and then he will not feel responsible for the lakes any more and will step down from the contract. Alan asked for the signed contract – the contract was continued and voted on every year from when the SLMD bought the lakes from the Peros'.

Alan made a motion that we defer from making a motion on the maintenance contact until the signed contract is reviewed. Is the contract on a pro-rata basis. Could we have two ways of dealing with the lakes. Hire Greg for monitoring. Use volunteers for ditch and debris removal. Hire Ante for repairs and major construction. Maintenance and clearing of the ditches and gates is a daily responsibility, there is definitely skilled labor involved. Insurance issues as well. Who will be doing the action on re-doing all of this work. Review, absorb and understand. Greg 2nd.

Maintenance under \$500.00 that would be done with the vote on a temporary maintenance Removing build up of debris from very clogged ditches and gates.

Greg's resolution. He can help quantify the maintenance contract. The Board does have liability insurance through the small local government agency that we are members of.

More specificity, who carries the insurance/ liability/indemnification. Immediate issue is what functionally needs to happen right now to get the water in the lakes. What needs to happen in work immediately: clean ditches and headgates of debris, contact the County for ice removal, unforeseen circumstances.

Alan made a motion that we authorize for 20 hours of work @ \$50.00/hr with payment to Ante Peros \$1,000.00 to compensate Ante for the work that needs to be done in the next 2 weeks in order to get water flowing in the lakes. Greg seconded. This will be reviewed and included with the maintenance contract that will be discussed at the next meeting.

Gate No. 2 completely cleaned, several gates leaking, ditches cleaned out. Extreme debris removal through out the system and repairs to several gates. 3 to 4 hours a day for the next 2 weeks. 20 hours of work for the next 2 weeks @\$50.00/hour - \$1,000.00. All in favor Ginny abstained.

Irv asked about information about the lease of water. No price for acre foot from MMLE or HTC as yet. Do we contract with CSU for 60 af or up to 100 af. – more questions.

It was pointed out that we did not make a motion of how to separate the billings between the 2 ditches. This will be discussed at the next meeting.

Phil will review the insurance policy for the district and help us make the proper decisions on coverage. I make a motion to be the insurance committee. Seconded all in favor. Ginny will get Phil the information.

Next meeting will be June 14 – Sunday 1:00. Ginny will try to connect the SL phone and try to call Jerry and see if the connection is better. Then we will decide where to have the meeting.

The meeting was adjourned at 3:30.

The meeting will be held at the Peros Residence at the set time stated above.