

Sylvan Lakes Metropolitan District Regular Meeting 9/21/2014 2:00 PM
Lake County Public Library – Amax Room

Board Members Present:

Irv Tracy
Ginny Peros
Greg Conway
Jerry Vargo
Alan Agee

Attendees:

Ante Peros
John & Becky Ofstehage
Lance Hooper
Jonathan Shamis

Minutes from 8/9/14 were tabled until further review by the board.

Treasurer's Report – Alan Agee

See attached report from Alan

Bank Statement as of 9/1/2014 \$47,389.95

2 deposits since \$142.60 and \$307.58

The Peros were paid \$15,000 for the lake purchase. We still owe \$28,781.46.

Discussion on the Budget for 2015

- What surplus should we have at the end of the budget?
- \$30,780 is approximately what we bring in each year from taxes – we do not need to raise the mill levy at this point
- Election of 2006 allowed us to raise enough to buy the lakes as well as water. The County's valuation of the Sylvan Lakes Metro District is in the 15 million range – based on property taxes. The mill levy is about 9. something. We can raise that if we need – but none of us want to do that yet. \$419,000 was approved in the election. Or do we work on taking out a loan if we need more money. The Tabor issue needs to be addressed.

- Ending balance preliminary budget: \$25,000.00
- \$15,000 debt payment
- Hire a water engineer in 2015 – discussion ensued – we need as many bids as we can get. Greg will put together RFP to send out to various companies.
- Lease or buy water – we need to hire someone to let us know what exactly we need. This person needs to know water- engineer, law, & politics
- Hydrology (lakes and gates) improvements need to be addressed. CMC Natural Resource Management program could be a big help and save us money.
- Liability Insurance

\$15,130.00 left after regular expenses

\$10,000.00 for Water Experts
\$5,000.00 for Lawyers

A motion to accept the preliminary budget was made by Greg Conway, seconded by Irv Tracy all in favor.

Greg's Discussion

We need to meet more often and have work sessions to do our homework. Should we look into "Free Meeting.com" and try to have discussions once every week or every other week. Greg made a motion to create a Water Subcommittee of Greg, Irv and Ginny so that committee can meet more often and do the research and discussions necessary to make decisions. Irv seconded and all were in favor. A resolution will be created and attached to the minutes.

Ante & Ginny ran into Gary Hanks and he said there are Twin Lakes water rights for sale. He also stated that we are out of the running with Lake County because of Birds Eye Gulch, near Climax. Greg inspected the area – 4 and 2 foot pipes -and then went to speak with Mike Bordogna. He said that the project has been underway for 3 years and is a part of their Augmentation plan. April 15, 2014 Augmentation plan was signed off by Eric Mangeot. They can't start all over and include us at this point. There is verbage that might be able to include us later.

- A5 Birdseye Gulch – 5 miles towards Climax mine
- A4 Sylvan Lakes
- A3 towards Mount Massive
- A2 South west area of the County
- A1 Leadville – city proper

Mike also said that he wants Sylvan Lakes to be included in their Critical Augmentation Plan. Greg also spoke with Ross Bethel. Rule 14 plan is specifically for wells – the golf course. That does not fit our situation. If you are 100% man made lakes vs 100% natural – we are only partially man-made but mostly natural Evaporative loss does not apply to the natural lakes but to their surface area that is artificial. We need to figure out what percentage would be natural vs artificial. It could lower our Aug plan by 50%.

1 Twin Lakes Water Share = .7 to .9 acre feet of water.

The only substitute water plan that he is aware of is the Hayden Ranch (Mike Conlin).

Ross Bethel suggested other engineers to get quotes:

TZA Water Engineers

Spronk Water Engineers

Grand River – now Wilson Water Group – gave us a preliminary estimate of \$10,500 for the first year.

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Most important part: What do we need to do to have Gary Hanks turn on our water? Is there documentation on why the gates are locked. We don't know officially. We don't want to take it to the state level as it is a red flag and they could have us destroy the lakes and give back all of the water. The District is aware and willing to work with us. Talk with Gary Hanks and Brian Sutton and find out? Where do we go for an authoritative answer? We need a master planner who has done this all before- is it a water lawyer or a planner? Planner needs 3 hats – legal, engineering and politics.

We need to keep H-1 and H2 separate to keep this fiscally responsible.

Immediate issues are Leasing water or buying water then try to work with Lake County. There are other issues as to short term vs long term issues. We also need to work out how to buy/use the Twin Lakes Water shares that are owned by private citizens of Sylvan Lakes. Can we slowly but surely buy enough water – accumulate enough and stay within our budget.

Greg will contact Brian Sutton and find out exactly why our lakes were closed and what we need to do to get it turned back on.

Greg made a motion that Ginny, Greg and Irv will form a water committee to figure out who to hire. We will put out an RFP to various water associations (in order to meet our fiscal responsibility) and do a detailed evaluation of who seems to be the best candidates. Alan seconded all in favor. A resolution will be drafted and attached to the minutes. The water committee will put together a presentation at the next meeting which will also be where we approve the final budget.

Next meeting will be November 29th Saturday 4:00.

Motion was made to adjourn by Alan seconded by Jerry all in favor.

