

## Regular Meeting – June 17, 2008

### Board Members

Mike Hayes  
Craig Johnston  
Tony Lucas  
Jim Matchett  
Gary Peterson

### Visitors

Judy LaCrosse  
Ian Steyn  
Martin Redeker  
Carl Ruch

### Staff / Consultants

Sue Byrnes – District Staff  
Diana Miller – District Manager  
Scott Monroe – Semcor, Inc.  
Alan Hill – Tienken & Hill, LLP

### 1.0 Call To Order

The meeting was called to order at 16:31.

### 2.0 New Business and Open Items

- 2.1 Meeting Minutes - A motion was made and seconded; (RESOLUTION 08-062): TO APPROVE THE MINUTES OF THE JUNE 3, 2008 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. Passed unanimously.
- 2.2 Water/Sewer Permits – The following permits had already been approved:

Permit #	Builder/Owner	Property Address
1394	Pinnacle Peak Homes	695 Quartz Mountain Road
1395	Pinnacle Peak Homes	7916 Red Hill Road

Thirteen (13) permits have been issued year to date.

- 2.3 Disbursements – A motion was made and seconded; (RESOLUTION 08-063): TO APPROVE CHECKS 19018 thru 19076 IN THE AMOUNT OF \$629,239.21 FROM WELLS FARGO BANK WEST WITH CHECKS 19021 THRU 19048 BEING VOIDED. Passed unanimously.

Director Matchett noted that the voided checks were available for review at the Board meeting.

Director Hayes commented that the disbursements included \$370,575.00 for the bond payment, \$101,733.22 for the A2 Well Re-drill project and \$90,087.96 for the Sageport Clarifier project.

A motion was made and seconded; (RESOLUTION 08-064): TO RATIFY CONSENT AGENDA ITEMS DATED MAY 30, 2008 IN THE AMOUNT OF \$4,594.82 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK WEST. Passed unanimously.

- 2.4 Remuda Ranch Inclusion Hearing Update – Mr. Alan Hill the District’s legal counsel provided the Board with an update on the Remuda Ranch Inclusion Agreement. He highlighted the stock tank water request and inclusion fee amount as unresolved in the agreement.
- 2.5 Ian Steyn – KOA Campground – Mr. Ian Steyn updated the Board on his plans to develop properties on the east side of the District. He indicated that he had been in contact with the District Manager regarding the possibility of including the current KOA Campground into the District and had been advised of the District’s renewable water requirements and the District’s concerns about the concentration of waste at the campground. He advised that in the following month the campground’s national headquarters which is a showcase for outdoor hospitality would be moving to the recently acquired 35 acre parcel with a home that will be utilized as office space. He let the Board know that the national headquarters would have a staff of 10 employees and that Mr. Peter Italiano with Douglas County had authorized him to use the home as office space until zoning changes could occur. He advised the Board that he was in discussions with the Town of Larkspur regarding annexation into the Town. He offered that a 200 acre parcel currently owned by Mr. Terry Mandel was under contract and he is planning to utilize the property for additional campground spaces.

### **3.0 Staff and Consultant Reports**

- 3.1 Perry Park Water and Sanitation District Systems Report – The members of the Board reviewed the monthly operations report which had been submitted by Semcor, Inc.
- 3.2 Monthly Staff Report – The members of the Board reviewed the Monthly Staff Report which had been submitted by the District Manager.

The Board reviewed the Water and Sewer Service, Fire Protection Feasibility/Impact Study for Remuda Ranch. Director Hayes expressed his concern about the language in the document associated with funding a potable water storage tank. He requested that the District Manager revise the language with input from the District’s legal counsel. Director Johnston requested clarification on the rationale used in the water main line configuration. After an intense discussion, a motion was made and seconded; (RESOLUTION 08-065) TO ACCEPT THE REMUDA RANCH FEASIBILITY STUDY CONTINGENT UPON THE REVISION OF THE POTABLE WATER STORAGE TANK FUNDING VERBIAGE IN THE STUDY AND THE OUTCOME OF THE REMUDA RANCH INCLUSION HEARING. Passed unanimously.

The members of the Board reviewed the monthly Project Status Report which had been submitted by the District Manager.

The members of the Board reviewed the monthly Service Improvement Project Status Report which had been submitted by the District Manager.

#### **4.0 Old Business/Immediate Issues**

The District Manager advised the Board that potholing work was scheduled for the front of Perry Park Ranch on June 18, 2008. She indicated that the Perry Park Metropolitan Board had been notified.

Director Johnston requested that the 2007 financial statements be sent to him electronically in PDF format.

#### **5.0 Audience Participation**

None.

**6.0 Adjournment** - A motion was made and seconded; (RESOLUTION 08-066): TO ADJOURN THE REGULAR MEETING. Passed unanimously. The meeting adjourned at 18:40.

ATTEST:

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Secretary