

LAST DOLLAR PUD BOARD MEETING MINUTES- APPROVED

November 23, 2021
Zoom Meeting
Telluride, CO 81435
6:00 PM MT

BOARD MEMBERS PRESENT: Denise Traylor, Pete Wagner, Brittany Perrot

HOMEOWNERS ATTENDING: Debbie Wilson, Larry Hopkins, Bill de Alva, Jack Thompson, Jeff Campbell, Danny O'Callaghan

OTHER ATTENDEES: Anita Cody-Property Manager—Pat Drew—Facilities Manager

Denise moved to approve notice of the meeting, Pete seconded the motion and all were in favor.
The meeting was called to order

1. Water System update by Pat Drew -- Pat reported that the water system is operating great. The east condos are having cloudy water. Bacterial Activity Reaction Tests (BART) is being performed as well as other studies on the water.
Water tap on Billy Nelson's lot had to be relocated for better frost protection.
It was noted that the last hydrant flush was done in April 2021 when the plant was commissioned. This is done annually to keep sediment out of the water system.
Pat commented that the Valley View well is service and operating
2. WWTP update by Pat Drew-- Pat reported that there have been several challenges of bringing the new system online. The mixer pumps have been burning up quickly due to the small size. At this time they have been under warranty. Bill de Alva is working with the service vendors. Bill did elaborate on the mixer pumps and is in communication with NewTerra to resolve that issue. He did note that the bigger issue is the learning curve for understanding the operations of the new plant. Bill recommended that \$7K should be budgeted for backup parts for the plant. There have been high nitrogen readings in the waste water samples and working on a solution to mitigate these results.
Jack commented that the plant roof and screening were not properly noticed to the members. Denise commented that these items were part of the overall budget for the plant.
3. Lift Station-- Pumps are not working properly. Pat will check to make sure a handwipe is not clogging the pump. Budgeting \$4K for in-house work or \$10K for an outside contractor is necessary to take care of the lift station. The rail system cannot be used due to the iron piping being corroded. It is difficult to get the work performed due to all the contractors that need to be coordinated. It will be challenging to repair this winter season and will be best to repair in the spring season.

Discussion of future expenses:

- WWTP communications
- Rate of operator to increase
- The new plant takes more time to manage than the old plant
- Map & video the collections systems. Routing of the distribution system could be done in phases.
- Cleaning water pump annually is recommended
- Relocate the transformers and move lines of the PO Well

Bill made a comment that the old WWTP can be compared to a horse and buggy with the wheels falling off. The new plant can be compared to a space shuttle.

Pete thanked Larry and Pat for their help with the water plant—Thanked Pat and Bill for the work on the WWTP.

As a back up well, Bill encourages the HOA to maintain the PO well as it is operational.

4. It was discussed that a CAPEX worksheet should be created to assist with budgetary items and then prioritize work that needs to be done based on useful life.

Pat left at 7:15pm

5. Loan Payment Update by Denise-- All quarterly payments are current. Denise noted that Debbie has done a lot of work on the payment system for the loan payments.
6. New Business—
 - a. Valley View road damage—the road has substantial damage from the construction at the Nelson lot
Discussion about various road damage on other areas of the road
Jack Thompson disagreed with charging an owner for developing and road damage.
 - b. Year to date financial review –Income statement and Balance sheet
 - c. Review of the 2022 Proposed budget-- Several adjustments were made.
Brittany made a motion to approve the 2022 Budget, Pete second the motion all were in favor
 - d. Items to add to CAPEX plan
 - Fire mitigation plan
 - Concrete wall at entrance to community at highway 145Jack Thompson noted he is not interested in cosmetic items for the HOA
 - e. Brittany thanked Denise for the addition of the fence that is covering the sewer plant.
 - f. Items for Annual meeting agenda:
 - Genesee Update
 - Website needs to be updated to make it more user friendly
 - 2022 Adopted Budget
 - WWTP
 - Water Plant
 - Loan payment update
 - Election of Board
 - Review 2020 Meeting minutes
 - g. A brief discussion on short term rentals that have been occurring at Last Dollar

Meeting adjourned at 9:15 pm by Denise and seconded by Pete—all in favor