

**Special Hearing of the Board of Directors  
Of the Pinewood Springs Water Districts Water Enterprise  
November 20, 2006**

The hearing was called to order at 7:02 pm.

Those present at the hearing were board members Andy Sharp, Mark Upton, Pam Ping and Dan DeKrey. Bob Warner was excused. District employees Carl Pender and Gabi Benson were in attendance. Also present were Mr. Cundall and Mr. and Mrs. Myers.

The purpose of the special hearing was to review the proposed budget for 2007 and make any adjustments where needed. No public comment was offered.

Motion: Mark moved to close the special hearing at 8:07 pm. Pam seconded. Further discussion-None. Passed unanimously.

**Regular Meeting of the Board of Directors  
Of the Pinewood Springs Water Districts Water Enterprise  
November 20, 2006**

The meeting was called to order at 8:07 pm.

Motion: Pam moved to accept the proposed budget for 2007 with the approved changes. Mark seconded. Further discussion-None. Passed unanimously.

**Customer Issues:**

Mr. Cundall had a leak, which cause him to use 8100 gallons of water. He repaired the leak and made the comment that he thought the form letter for high usage was very harsh and needed to be amended. The board explained that was to get people's attention to the high usage problem.

Motion: Pam moved to drop Mr. Cundall's usage rate to the low tier rate. Mark seconded. Further discussion-None. Passed unanimously.

**Drought Mitigation Project Update**

**Pump House/Diversion:** The siding is still not complete. The Electricians are working on setting the panels and wiring.

**Reservoir:** 1 of 3 reports for the State Dam engineer is complete; test holes for Myers new septic are done and are waiting for the soils engineer's report.

**Property Appraisals:** We have received Myers appraisal and Caners which vary significantly from our original appraisal, we have sent these to our appraiser and have received his comments. He has reviewed both appraisals and he believes the Caners appraisal was done in compliance with standards but used property out of our area for comparables, which made the findings invalid. Myers appraisal was not done in compliance with standards, which makes the appraisal invalid. The Myers' want to know what we are going to do about paying their appraiser.

**Motion:** Andy moved to pay the Myers the \$2000.00 for their appraisal and have our attorney write a letter stating that we believe that their appraisal is not in compliance with standard and if the Myers should pay him first and we find his appraisal is out of compliance we will seek recompense from the Myers settlement for the \$2000.00. Pam seconded. Further discussion-None. Passed unanimously.

**Reports:** Administrative Clerk: Please see attached report.

**Motion:** Pam moved to pay Jake Hummel's bill for \$12,286.68 for services rendered. Mark seconded. Further discussion-None. Passed unanimously.

**Motion:** Mark moved to pay McLaughlin/Rincon's bills invoice # 4481 for \$6039.00 and invoice # 4480 for \$6290.00. Dan seconded. Further discussion-None. Passed unanimously.

**Motion:** Pam moved to pay Appraisal Associates of Larimer bills invoice #12309 for \$750.00 and invoice # 12377 for \$750.00. Mark seconded. Further discussion-None. Passed unanimously.

**Water Superintendent:** Please see attached reports. We have two new leaks at Crescent Lake.

**Treasurer:** Please see attached report.

**Minutes:**

**Motion:** Pam moved to accept the minutes for the September 27, 2006 meeting. Mark seconded. Further discussion-None. Passed unanimously.

**Motion:** Pam moved to accept the minutes for the October 25, 2006 meeting with the approved corrections. Mark seconded. Further discussion-None. **Passed unanimously.**

**Motion:** Pam moved to close the meeting at 11:12 pm. Mark seconded. Further discussion-None. **Passed unanimously.**

Respectively submitted by  
Dan DeKrey, Water Board Secretary