

**HAMILTON CREEK METROPOLITAN DISTRICT**  
**BOARD OF DIRECTORS MEETING**  
**Wednesday, November 14, 2012**

Attending Board members:

Tom Hand	Jacque DeLorimier
Ann Beauprez	Chuck Harris

Others attending:

Bob Polich	Administrator, Mountain Systems, Inc.
Matt Willitts	Water Operator, Water Solutions

President Tom Hand called the meeting to order at 1:01 PM.

**Minutes.** *The minutes from the September 12, 2012 meeting were approved as written. (DeLorimier/Beauprez,4-0).*

**District Map.** The members of the Board were provided with a hard copy of the District map from the ESRI mapping system of the utility lines of the District. There was a review of the infrastructure depicted including water line size, the water tank, hydrant location, the water pressure zones, the location of the PRV vaults, and the approximate location of a future interconnection with the Town of Silverthorne. There was a discussion regarding future projects to improve fire protection.. Long-term funding of future projects was dictated by increased property values that would result in more property tax revenues.

**Water Operations Report.** Matt Willitts of Water Solutions provided the Board with an update of operations. The repair of frozen parts in the upper PRV vault was completed. The 1 ½” PRV and 4” PRV in the vault were fire flow tested. There was a brief water outage that did not affect any residents. The PRV’s are tuned to have a pressure into the lower PRV vault of 150 pounds. Matt indicated concrete blankets are used to insulate the vault to prevent freezing. There is no power source to provide heat. Maintenance since the last meeting included winterizing the water tank sensor control vault, verification that the cathodic protection anode rods in the water tank were working, maintenance of the portable air compressor used to blow out the infiltration gallery, and the routine check of water quality monitoring equipment by Hach. The water system was being operated out of a temporary plant without the benefit of remote monitoring and controls. The tank level was being drawn down to a lower level than normal to facilitate longer, continuous runs from the temporary plant. The testing for water treatment by-products would be later this month to utilize older water for the testing compared to younger water used for the August testing. The infiltration gallery is being cleaned monthly. The temporary water plant is heated with baseboard electric to allow operations during the winter while the new plant is completed.

**Water Plant Construction.** Construction was continuing on the new water treatment facility. The primary effort was to get the plant closed-in prior to winter. The buried backwash tanks were in the process of being covered to the final grade. There was a discussion regarding the balance between too much dirt on site for construction and too little dirt available for the final backfill. The District was using dirt from the common area hillside near the top of the access driveway to the plant. There was more rock in the original excavation than had been anticipated.

The color of the stucco on the plant was not as originally intended, but the two surrounding owners have accepted the color as applied. The stucco finish is an elastomeric paint finish that generally lasts 15 years and the cost to refinish the building is approximately \$3,000. The rebuilding of the two microfiltration units took a longer period than anticipated as most of the parts needed were manufactured in Sydney, Australia and there were delays in the availability of parts. The units are expected to be delivered to the new plant in early December. The interior storage tanks are expected to be delivered by the end of November and need to be installed prior to delivery of the filtration equipment. The desire at this time is to have the plant operational by the end of December. Exterior work would be completed next spring.

The current projected cost of the water plant was \$680,000. Overall, the increases in costs in some areas have been controlled by reductions in other areas. A detail by category of the plant costs was provided to the Board including the original budget, the revised budget, and the payments made to date on the construction. There was a review of the category costs of the plant by line covering the costs paid to date and the anticipated costs when the plant is completed. The goal continues to be to reduce the total cost as much as possible. Adding to the overall cost of the plant in 2012 is the engineering cost. Overall, the expectation was the plant will be completed with funding remaining for the 2013 payment to the residents who loaned money for the construction of the new water plant.

**2013 Budget.** Notice of the 2013 budget hearing for this meeting was published. There were no members of the public present at the meeting. The budget hearing was opened and closed. An update of the budget package was provided to the Board at the meeting including the financial summary, the formal budget, the budget message, and the budget levy. There was a summary of the minor changes from the preliminary budget presented at the September meeting. To accommodate the additional cost of the water plant and engineering since the 2012 budget was established last November, \$100,000 of the plant cost is allocated to 2013. The plant will not be completed until 2013. The projected 2014 budget is anticipating a decrease of 6% from the current level. The property tax income to the District has been reduced by \$90,000 annually due to reduced property values. The budget was reviewed by line item. The user rates for the District would remain the same for 2013. *A motion was approved adopting the resolution to approve the 2013 budget, appropriate revenues for the operation of the District, and to approve a mill levy of 40 on an assessed valuation of \$7,982,080 for property tax income of \$319,283. (Harris/Beauprez,4-0).*

**Next Meeting.** The meeting schedule for 2013 was set for March 13<sup>th</sup> at 1 PM; June 12<sup>th</sup> at 3 PM; September 11<sup>th</sup> at 1 PM; and November 13<sup>th</sup> at 1 PM.

The meeting was adjourned at 3:06 PM.