

HAMILTON CREEK METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING
Wednesday, June 12, 2013

Attending Board members:

Tom Hand	Jacque DeLorimier
Chuck Harris	

Others attending:

Bob Polich	Administrator, Mountain Systems, Inc.
Matt Willitts	Water Operator, Water Solutions
Ruth Carroll	Hamilton Creek Association

President Tom Hand called the meeting to order at 3:01 PM.

Minutes. *The minutes from the March 13, 2013 meeting were approved as written. (Harris/DeLorimier,3-0).*

Water Operations Report. Matt Willitts of Water Solutions provided the Board with an update of operations. The first water test for disinfection byproducts has been completed, but there are no results available as of the meeting date. While the new water treatment plant is not complete it has been operational since March. There were no water production problems during spring runoff and the plant performed as intended during the runoff period. The water quality of the new plant requires less chlorination than previously used to maintain residual levels. There were some startup problems that resulted in more chlorine in the system than desired. There was a general discussion regarding chlorination procedures and the amount of chlorine added historically. A future goal with the new plant is the ability to take water samples at any time due to improved water quality. Routine summer operations maintenance is expected to start later this year and will include hydrant maintenance, valves and pressure reducing valves.

Water Plant Construction. The new plant is producing excellent water, but there remained startup issues that are being resolved. A leak was discovered in two of the four waste water tanks. Procedures were developed to monitor the volume of the leak. The tanks have been drained and the tank manufacturer was on site last week to treat all cracks in the tanks. The suspected cause of the problem with the tanks was due to additional earth coverage placed on the tank to minimize the effect on the adjoining property. The final site work will require a rock wall to reduce the tank coverage. The tanks are being filled and will be tested to determine if the fix has been successful. The other problem with the plant has been one of the microfiltration units has not yet been successfully configured for operations and the operating microfiltration unit is operating, but not in an ideal configuration. As a solution, the District is bringing in the original contractor that the units were purchased from to finish the installation. The operating problems with the microfiltration units have resulted in higher costs from Water Solution to operate the plant in a manual mode. There was a discussion regarding how the microfiltration units are intended to operate and repair work that will be done. The cost of the tank work is unknown and the cost to complete the microfiltration units is \$12,000.

Household Copper Pipe pinhole leaks. The District sent all owners information regarding the pinhole leak problem including a detailed summary of the issues prepared by Brilliam

Engineering. The information was provided with the annual homeowners meeting notice. No comments or information regarding problems in other homes have been received.

Financial Report. A financial summary for the five months ending May 2013 was provided to the Board. Property tax receipts have been slower in 2013 than prior years, but all property taxes are received by the end of the year. The assessed valuation information known to date appears to be better than anticipated that may result in a limited decrease in property tax revenues starting in 2014. The tap fee budgeted for new construction is expected to be received by the end of June. There was a line by line summary of the expenses on the financial summary. Current readings from the meter system indicate second quarter usage is about 9% lower than the prior year. Snow removal was separated from general road maintenance as requested by the Board. The higher snow fall this spring resulted in snow removal being slightly over budget year to date. Some of the water operation costs for 2013 include startup costs of the plant. Overall, operating costs to date are at budget. The intention is to reduce the cost of operations for 2013. The water plant costs are higher than budgeted resulting in a deficit for 2013 that would be recovered in 2014 through the property taxes and operating income.

Road Maintenance. The District is requesting two proposals for road patching this year and future work for budget purposes. Future options suggested include phased replacement of portions of the road rather than a single overlaying of the roadway. The District is also coordinating owner funded repairs for Red Buffalo Trail and Hamilton Creek Trail. These roadways have not been accepted by the District. The intention for financial savings this year is to spend no more than \$10,000 this year on asphalt work.

Forest Maintenance. There are no planned forest projects other than road side pickup of owner slash and work during the cleanup date. The expectation is the spending for forest work will be below budget. There was a discussion of homeowner cleanup date planning.

Long-term Planning. No information was available at this meeting and the discussion on long-term planning was deferred to future meetings.

Next Meeting. The remaining meeting schedule for 2013 is September 11th at 1 PM and November 13th at 1 PM.

The meeting was adjourned at 4:34 PM.