

Tres Valles West POA
Board of Directors Meeting
April 7, 2015
5:30 p.m. MDT

MINUTES

A regular meeting of the Board of Directors was called by the President, Maria Smith. The following Board Members were present: Maria Smith (President), Larry Goldman (Vice-President), Rod Gerik (Secretary), Forrest Dykstra and Mike Smith. Steve Keppers attended as Treasurer. The other attendees were Greg Woods and John Frederick.

AGENDA

1. Roll Call - Maria called the meeting to order at 5:30 p.m.
2. Property Owner Comments - None.
3. Approval of March 3, 2015 Board meeting minutes - Mike moved to have the Board approve the minutes; Larry seconded. The minutes were then approved by the Board by voice vote with no opposed votes.
4. Financial notes:
 - a. YE 2014 - Steve presented the 2014 financial results.
 - b. February/March 2015 - Steve discussed the year-to-date results for 2015.
5. Firewise Event day and TVW clean up - Steve discussed plans for the combined Firewise Event and TVW annual clean up day.
6. Water system issues/notes - see Maria's Water System Advisory Report attached.
7. Distribution Piping replacement project - see Maria's attached report.
8. Committee notes - see attached reports. There were no comments.
9. Annual Meeting - Maria noted that Mike's and Forrest's Director positions were up for election in 2015. She will ask for volunteers to run for those positions. Voting is also planned for the renewable energy guidelines, distribution pipeline replacement project, and budget.
10. Old Business:
 - a. Van Heule trailer - the trailer was moved from their Lot to the quarry on April 4.
 - b. Front Gate - RJ has made adjustments to the gate and we are waiting to see if they work.
11. New Business - None.
12. Adjourn - the meeting was adjourned at 6:05 p.m.

TVW Board of Directors Meeting

**Tuesday April 7, 2015
Conference Call 5:30 pm
(559) 546-1000 Access 358467#**

AGENDA

1. Roll Call
2. Property Owner Comments
3. Approval of meeting minutes - March 3, 2014
4. Financial notes
 - a. YE 2014
 - b. February/March 2014
5. Firewise Event day and TVW clean up
6. Water system issues/notes
 - a. Remote access corrected - Matt Krause - donation to LVFPD
 - b. Contact time/disinfectant proposal received - TZA has go ahead to proceed with Cartridge/bag filter design and state approval process
 - c. CT Ritchey full
7. Distribution Piping replacement project
8. Committee notes
 - a. Renewable Energy Generation Device Guidelines
 - b. Other
9. Annual Meeting
10. Old Business
 - a. Van Heule trailer
 - b. Front gate
11. New Business
12. Adjourn

Water System Advisory Report

Report for April 7, 2015 Board Meeting

Water Plant Status

- Remote access was restored March 17 with the final correction to the modem settings. (Matt Krause – Century Link) Walt spent many hours working this problem. Thank you to both Walt and Matt. Matt's payment is a \$100 donation to the LVVFD.
- With the additional spring snows and thaws we are experiencing increased turbidity. Under good control with appropriate settings for Stern Pac and soda ash.
- Contact time/disinfectant issue – Properly called **Inactivation Requirements** - we have received and reviewed the proposal from TZA for a cartridge/bag filter system to be installed for additional filtration as the water is pumped from the clear well to the distribution tank. Estimated cost is \$7,000 (does not include additional modifications to the SCADA system which may be required to manage properly). TZA has the go-ahead for the necessary engineering work and state approval as required prior to installation.

Distribution System

- Replacement part for the PRV by Woods did not correct the problem – that is the ability to control the pressure through the 6” pipe. Rebuild kit (and a spare kit) have been ordered for the large diaphragm.
- A **Piping Project** has been initiated to take action on the problem with frequent and costly leak repairs and extensive loss of water through the distribution system piping. Plan is to fast track this to enable a start Fall 2015.

C T Ritchey

- The reservoir is full and the head gate was closed on March 20.
- Vegetation is growing in a portion of the reservoir and will need to be removed next fall when reservoir is drained.

Report for March 3, 2015 Board Meeting

Water Plant Status

- Remote access has been unavailable since the problem with the Allen Bradley logic controller failed February 3. Efforts to eliminate the Endian firewall and connect directly to the Red Lion web server have not succeeded. The dial-out alarm system is working and RJ has been doing on site monitoring plant.
- Log data collection has to be done with a direct connect to the Red Lion.
- Other plant indicators are within bounds with turbidity and chlorine continuing to be stable. The installation of a larger Chlorine disbursement tank seems to have helped in minimizing the required maintenance of the lines.
- Regarding the contact time/disinfectant issue, continuing to work with Tom Dea and TZA. We have received a quote for a UV system (acceptable to the state) for

Tres Valles West
Distribution System Pipe Replacement Project
April 4, 2015

I. Preliminary decisions

- a. Plan will be comprehensive – that is it will include all areas that are currently foreseen to need work (Area numbers are for reference only and do not denote priority)
 - i. Area 1 - Water plant to 4-way
 - ii. Area 2 - 4-way to Brandt PRV
 - iii. Area 3 – Brandt PRV to Turzi
 - iv. Area 4 – Turzi to front gate
 - v. Area 5 - 4-way to gravel pit
 - vi. Area 6- Coyote Court (McBroom line – will also have Powers tap)
- b. Core group will fast track (Steve, Greg, John, Forrest, Rod, Maria). Meetings and planning sessions at least bi-weekly.
- c. Other involvement from Owners -- within the standard group of workers and also with new participants
- d. Goal is to start in August with necessary approvals from the POA for the first section – Area 1 – water plant to 4-way

II. Preparation

- a. Have RJ do leak testing at least from water plant to 4-way Start ASAP. He has been notified.
- b. Find a contractor – work with Brian Miller Greg to meet with Brian April 4-5 to begin laying out the initial plan. Angie has volunteered to look outside the local area for a contractor (from LRP meeting).
- c. Designate co-managers (TVW Owners) for the actual work process to interface and work with the contractor. Next meeting (April 9)
- d. Get specifics on replacement distances; number of taps and number of PRV's Steve and Greg checking for information from files, etc.
- e. Research costs for materials. John, Greg, Forrest --(?)

III. Contract considerations

- a. Fixed price or not to exceed
- b. Should we get an additional bid?

IV. Specific considerations on piping

- a. Area 4 (Turzi to front gate)
 - i. Add pressure reducer and flow control (5 GPM) valve to Kreutzer line to reduce pressure/leaks. Install near Turzi. Do not replace this line but repair as required.
- b. Area 3 (Brandt PRV to Turzi)

- i. Possibly do a cross connection near the Brandt PRV/shutoff valves to keep Turzi supplied with water
 - c. Area 5 (4-way to gravel pit)
 - i. Add pressure regulator and flow control valve at 4-way going toward gavel pit
 - ii. Some of the breaks/cracks in the 3" schedule 20 PVC caused by bending/side loading
 - d. Area 6 (Coyote Court)
 - i. 80 feet of schedule 20 piping was replaced with schedule 40. Leaks here were caused by high pressure output from PRV
- V. Considerations for water users
 - a. Replace the line with no hook-ups to begin to lessen the impact on users in Area 1 (WP to 4-way)
 - b. Connect the hookups and PRV's as a second step. (check feasibility)
 - c. McBroom as a permanent resident will be affected
- VI. Financial considerations
 - a. Determine options for making funds available. (increase in fees for a set number of years, budget increase in the budget, special assessment, borrow from reserve with payback over several years, etc) Steve, Rod, Maria
 - b. Get input from other sources
- VII. POA considerations
 - a. Obviously must be able to present a well thought out plan.
 - b. Need to get involvement from a number of "outsiders" as soon as we can talk intelligently about what is to transpire.

From: **John Frederick** frederick.tvw@gmail.com
Subject: TVW Board mtg April 7 - ARC Report - Renewable Energy Guidelines
Date: April 7, 2015 at 7:16 AM
To: **Maria Smith** mariatvw@icloud.com, **Larry Goldman** Larry@ljglaw.com, **Rod Gerik** rodneygerik@icloud.com, **Mike Smith** cmsmith1089@gmail.com, **Forrest Dykstra** FDykstra@highlandsranch.org
Cc: **Steve Keppers** skepps@comcast.net



To: TVW Board members

From: John Frederick, ARC chair

RE: Renewable Energy Device guidelines

A sub committee of Rod Gerik, Mike Smith, Andy Pursch, Tom Coseno, Greg Woods and John Frederick held an initial conference call on March 18 to discuss a forward approach to drafting proposed guidelines for residents, if they wish, to erect or place renewable energy devices on their property. Information on renewable energy devices, examples of how other POA/HOA's have addressed this Colorado HOA law, and personal experience were shared.

The Committee is charged with drafting guidelines for presentation to the Board and subsequently the POA to solicit owners' feedback.

Follow up committee conference call for this week will be rescheduled for next week.

The ARC conducted no other business since the March 2015 board meeting.

John

From: **Mike Smith** cmsmith1089@gmail.com

Subject: TVW BAC report

Date: April 7, 2015 at 7:37 AM

To:

Cc: **Maria Smith** mariatvw@icloud.com, **Larry Goldman** Larry@ljglaw.com, **Rod Gerik** rodneygerik@icloud.com, **Forrest Dykstra** FDykstra@highlandsranch.org, **Steve Keppers** skepps@comcast.net, **John Frederick** frederick.tvw@gmail.com



No new business was brought before the BAC and there are no open requests for action

Mike Smith
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Chart Industries
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CAMC Report

April 7, 2015

1. Road upgrade areas seem to be holding up quite well. We will continue to evaluate. Will plan grading and maybe additional upgrades late this month or May.
2. Snow fence installation is still holding up well.
3. Front gate had new boards installed in the operators and it has been working inconsistently but RJ made some adjustments last week and they seem to be working.
4. Weed management - Greg was contacted by a property owner who was interested in having TVW's contractor spray their lots. So far he has 2 owners interested. The cost is about \$45/lot. We will be passing the contractors name on to the lot owners for them to contact if they want work done.
5. Culvert entrances will be scheduled to be cleaned later this month.
6. LVPD was doing some burns on lots and we have asked them to notify us when they do this so we can alert owners.
7. Dumpsters are supposed to be repaired this week.
8. For the May 2, cleanup/Firewise event, do we want to make cut logs available for firewood? Also we will use this opportunity to clean up some random brushpiles.

CAEC Report

1. Looking at front gate plants and will be replacing dead ones and doing weed management there.