



Baca Grande Water & Sanitation District

P.O. Box 520 + Crestone, CO 81131-0520 + t(719) 256-4310 + f(719) 256-4309

www.bacawater.com + info@bacawater.com

NOTICE OF PROCEEDINGS BACA GRANDE WATER & SANITATION DISTRICT

Chairman Clem Gasseling called the Regular Meeting of the Baca Grande Water & Sanitation District to order at 9:08 a.m. on Friday, January 18, 2008 at the District office in Crestone, Colorado. Directors present were Clem Gasseling, Charles Grant, Philip Madonna, and Lisa Cyriacks. Director Canaly was in attendance via telephone conference. District employees Steve McDowell and Darla Tiernan were also present.

MINUTES

The Minutes of the Regular Meeting of December 14, 2007 were unanimously approved on a motion by Director Madonna, seconded by Director Grant.

TREASURERS REPORT

The Treasurer's Report for the period ending December 31, 2007 was confirmed on a motion by Director Cyriacks, seconded by Director Grant.

LIST OF BILLS PAID

The List of Bills Paid for the period of 12/14/07 – 01/18/08 was confirmed on a motion by Director Madonna, seconded by Director Grant, and approved unanimously.

LEGAL REPORT

The Board was informed that we have not heard any word from Mr. Ireland about the deed at Well 18.

MANAGER'S REPORT

WATER LEAKS

Mr. McDowell informed the Board that there had been two water leaks – one at Cottonwood and one at Dagoon Overlook. There have also been lots of frozen pipes in homes.

LANDLORD/TENANT ISSUES

We had an issue at Lot 183 wherein the renters hadn't paid their rent or their water bill in December so the Landlord demanded us to shut the water off, stating that the tenants were not occupying the home. The tenants got mad because they were actually staying at the home. Mr. McDowell advised the Board that in order to avoid this type of issue and several others involving homeowners and tenants, that the Board make an administrative change in billing requirements to resolve this. The Board requested to see a list of how many landlord/tenant accounts we have, and furthermore, how many of these are problem accounts.

FAIRPOINT

Fairpoint Communications will be adding an antenna to the Cottonwood Infiltrator Gallery building in exchange for a deal on adding phones lines in the future.

COPPER ISSUE

Water tests at Well 18 show that we have aggressive water at our source. In order to help offset this, we will begin adding SeaQuest at Well 18 beginning in February 2008. SeaQuest is a sequestering agent which lines copper pipes and helps prevents them from corroding and causing blue staining.

DISTRICT BOUNDARY MAP

We are working on reviewing the District boundary map to ensure that what we have is the most up-to-date version. Our current maps show that parts of the Great Sand Dunes National Park lie within our boundaries, and there are a few possible discrepancies that we want to verify.

FIXED ASSET INVENTORY

The fixed asset inventory process has begun. We hope to have the initial stage complete by the February Board meeting.

ADMINISTRATIVE REPORT

PILT PAYMENTS FROM SAGUACHE COUNTY

Ms. Tiernan reported to the Board that the District does not receive any of the funds that Saguache County receives in PILT payments from exempt organizations. The Board requested that she contact Mr. Lubitz to get his opinion about whether or not we are supposed to be receiving any of those proceeds.

ELECTION BALLOT

On a motion by Director Cyriacks, seconded by Director Grant, the Board unanimously approved the Election Resolution. As part of the discussions leading up to this approval, the Board discussed the interest in looking at what it takes to become a Metropolitan District. It was suggested to invite the Sustainable Governance Council to a future meeting to present their research to us.

DESIGNATED ELECTION OFFICIAL

On a motion by Director Cyriacks, seconded by Director Madonna, the Board unanimously voted to appoint Darla Tiernan as the Designated Election Official (DEO). Ms. Tiernan took an oath witnessed by the Board.

OFFICIAL POSTING PLACE(S)

On a motion by Director Cyriacks, seconded by Director Madonna, the Board unanimously voted to keep our official posting places at the District Office, the Post Office, and at the Saguache County Clerk & Recorder's office.

OLD BUSINESS

SPANISH CREEK WELL

The land we looked into purchasing along Spanish Creek was too expensive, so the District is exploring other alternative locations. We are awaiting the results of a hydrology study being conducted by the United States Fish & Wildlife Service to see if drilling a well on Spanish Creek is feasible.

CRESTONE BACA LAND TRUST (CBLT)

Ms. Tiernan reported that CBLT is still in the process of trying to obtain Open Space zoning on the lots which do not have Conservation Easement Deeds.

DHARMA OCEAN

District Manager Steve McDowell and Assistant Manager Darla Tiernan will meet with Al Blum of the Dharma Ocean Foundation and Ralph Abrams of the White Jewel Mountain project on February 29 to discuss the options available for that line extension project.

NEW BUSINESS

CHAMBERS PROPOSAL

The Board received a letter from Nick Chambers who would like to look into creating energy from methane gases at the Aspen SBR Plant. The Board requested Mr. Chambers to put together a bid for this feasibility study. The Board also requested that Mr. Chambers speak to the Department of Local Affairs about funding this feasibility study.

REMODEL

The District plans to remodel the Board room and reception area this winter.

MANAGER QUESTION

Mr. McDowell asked the Board's opinion on whether or not he should sell water to Lexam for their exploratory drilling purposes. Chairman Gasseling responded by stating it is not the Board's decision on what type of business Steve conducts outside of the District. Other Board members agreed, but stated it would not look good for the Manager of the District to sell water to Lexam since much of the community opposes the drilling.

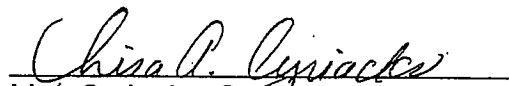
NEXT MEETING

The next Regular Meeting was set for 9:00 A.M. on Friday, February 15, 2008 at the District Office in Crestone, Colorado.

ADJOURNMENT

On a motion by Director Grant, seconded by Director Cyriacks, the Board adjourned at 10:54 a.m.


Clem Gasseling, Chairman


Lisa Cyriacks, Secretary/Treasurer