



Baca Grande Water & Sanitation District

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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 9:10 A.M. on Friday, September 14, 2007 at the District office in Crestone, Colorado. Directors present were Clem Gasseling, Philip Madonna, Chris Canaly, and Charles Grant. Also present were District employees Steve McDowell, Scott Johnson, Darla Tiernan, and Deb Phenicie.

MINUTES

The Minutes of the Regular Meeting of August 17, 2007 were unanimously approved with one correction on a motion by Director Grant, seconded by Director Madonna.

TREASURERS REPORT

The Treasurer's Report for the period ending August 31, 2007 was confirmed on a motion by Director Cyriacks, seconded by Director Madonna, with a note to increase Repairs and Maintenance in 2008.

LIST OF BILLS PAID

The List of Bills Paid for the period of 08/16/07 – 09/14/07 was confirmed on a motion by Director Madonna, seconded by Director Grant, and approved unanimously.

LEGAL REPORT

SPECIAL WARRANTY EASEMENT DEED

Concerning the easement for the placement of a new fire hydrant at the entrance of the Baca Grande Subdivision, the Board unanimously approved a motion to execute the Special Warranty Easement Deed through Hanne Strong and the Baca Grande Property Owners Association properties, on a motion by Director Grant, seconded by Director Madonna.

WATER SERVICE OUTSIDE OF DISTRICT

The Board received a letter from Stacey McCulloch requesting that they provide water and sanitation services to the tract of land that lies between the Town of Crestone and the Baca Grande Water & Sanitation District boundaries. The Board requested that this letter be sent to Attorney Schwiesow for review. On a motion by Director Canaly, seconded by Director Madonna, the Board unanimously voted to have the District Manager engage in a conversation with Attorney Schwiesow about how to approach this matter, and then follow-up with Stacey via a letter.

ENGINEERS REPORT

CHLORINE LEVELS

Mr. Johnson reported to the Board that the District needs to begin obtaining detectible levels of chlorine from anywhere in the system. He proposed that we begin at Well 18, but before we can do that we need to show proof of ownership of the land and then have the State sign off on our plans at that location. He then suggested we install chlorinators at Moonlight and Brookview Reservoirs with Fallen Tree Pumphouse following.

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ENGINEER'S REPORT, CONTINUED:

LEAD/COPPER

We have had one house test high on copper. The State told us ten years ago that we had to begin adding a chemical called SeaQuest to our system due to the same issue. We have taken a water sample at Well 18 which includes a Langlier's Index, in hopes that the results will excuse us from having to put in any additives.

ADMINISTRATIVE REPORT

CERTIFICATION OF VALUATION BY COUNTY ASSESSOR

Ms. Tiernan reported to the Board that the District's Certification of Valuation from the County Assessor is up \$4,076,851 from 2006. This could potentially mean a revenue increase of nearly \$200,000 from last year. Much of this increase is a direct result of the rigorous updating of assessed values of properties within the Baca Grande. The Board recommended that the District suggest to the County that they develop and adopt a table with assessed values based on square footages rather than what people write on their permit applications.

RESIGNATION OF DISTRICT MANAGER

Mr. Johnson announced that he will be resigning as District Manager as of September 28, 2007.

EXECUTIVE SESSION

At 11:10 a.m., the Board entered into Executive Session to discuss personnel matters pursuant to Pursuant to C.R.S. 24-6-402 (4)(e) and C.R.S. 24-6-402 (4)(b). At 12:12 the Board ended Executive Session and made the following announcements:

On a motion by Director Canaly, seconded by Director Madonna and approved unanimously, the Board accepted the resignation of Scott E. Johnson and voted to hold a reception/party for him thanking him for his last 28 years of service and dedication to the District. In addition to that motion, the Board unanimously voted to award Mr. Johnson his regular salary through 12/31/07, including his health insurance coverage and a \$7,500.00 bonus.

On a motion by Director Grant, seconded by Director Madonna, the Board unanimously voted to appoint Steven P. McDowell as the Interim District Manager with an additional compensation bonus of \$1,000/month during this interim period. In addition to the motion, the Board also unanimously voted to award Darla Tiernan and Deb Phenicie an additional compensation bonus of \$500/month during this interim period as well.

OLD BUSINESS

Old Business was tabled until the next Regular Meeting.

NEW BUSINESS

New Business was tabled until the next Regular Meeting.

ACTION LIST

- 1) Execute Warranty Easement Deed;
- 2) Stacey McCulloch Follow-up Letter.

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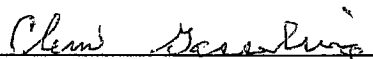
NEXT MEETING


The next Regular Meeting was set for 9:00 A.M. on Friday, October 19, 2007 at the District Office in Crestone, Colorado.

A Special Work Session Meeting was scheduled for Friday, October 12, 2007 at 9:00 a.m. at the District Office in Crestone, Colorado.

ADJOURNMENT

On a motion by Director Grant, the Board adjourned at 12:19 PM.


Clem Gasseling, Chairman


Lisa Cyriacks, Secretary/Treasurer