

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
HIDDEN VALLEY WATER DISTRICT**

**September 20, 2022 at 7:00 p.m.**

A Regular meeting of the Board of Directors of the Hidden Valley Water District was held on Tuesday, September 20, 2022, at the hour of 7:00 p.m. via Zoom conference. Directors present were Sue Harley, Harv Teitelbaum, Chris Palmer and Erik Foster. Also attending were Nicki Simonson and Rebecca Hill with Simonson & Associates, Inc., along with a few residents from the community.

**1. Agenda & Administrative Matters**

**a. Election Administration.** Erik Foster moved to re-elect Sue Harley as President, and Chris Palmer as Secretary/Treasurer. The motion was approved upon second by Harv Teitelbaum.

**b. Disclosure of Conflicts of Interest.** There were no changes to the Board member disclosures.

**c. Open Forum for the Public.** One community member mentioned that she had received a letter that she believed to be a scam regarding insurance for service line repair coverage at her property. She will mail the letter into the District to review. Another homeowner asked questions regarding the 2021 Water Quality Report posted on the District's website and voiced concerns regarding how his individual property test results compared to other properties within the District. He was advised by the Board to have a plumber test the pipes at his home for lead.

**d. 2022 Resolution No. 4 – Resolution to File Tax Liens on Delinquent Fees.** 2022 Resolution No. 4 was approved upon motion by Harv Teitelbaum and second by Chris Palmer.

**e. Minutes.** The January 18, 2022 meeting minutes were approved upon motion by Harv Teitelbaum and second by Chris Palmer.

**2. Financial Matters.**

Harv Teitelbaum moved to ratify the approval of the February 1 through August 31 2022 check register. Erik Foster seconded the motion, and it was approved.

**3. Legal Matters.**

**a. Water Rights.** Several entities have stipulated out of the Evergreen Metro case. Nicki Simonson will have a memo from the District attorney with a more detailed update at the October meeting.

**b. Fence Issue.** The Board reviewed options to resolve the fence encroachment issue on the District's property line. One proposed solution would be to file an affidavit with Jefferson County stipulating that the District is allowing the fence to remain in its current location until such time that either the property is sold, or the fence needs to be replaced. The affidavit wouldn't diminish or void any ownership rights to the District owned property and the homeowner would be unable to claim adverse possession. In the meantime, the District plans to install a pedestrian gate to allow access from Hidden Valley homeowners to Fillius Park using the District property.

**4. Other Business.**

**a. Proposed Dog Park.** Dale Glover, President of the Friends of Evergreen Dog Park attended the meeting to give a brief overview of the proposed off leash dog

park and answered questions regarding any impact to the District. The District will not be directly affected by the proposed location of the dog park. He provided his contact information for follow up questions.

**b. Request for Proposals.** Nicki Simonson sent out an RFP for on-call emergency contact services, utility location services and other regular maintenance activities and inspections. Other than the District's current provider, ORC, there was no interest from other companies. Unless the District hears from other bidders, the ORC contract would be considered for renewal at the November Board meeting.

There being no other business, Chairman Sue Harley, adjourned the meeting at 8:18pm.

Respectfully submitted,

DocuSigned by:  
*Chris Palmer*  
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Chris Palmer, Secretary