

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

October 27, 2020 at 7:00 p.m.

The special meeting of the Board of Directors of the Hidden Valley Water District was held on Tuesday, October 27, 2020 at the hour of 7:00 p.m., via Zoom conference call. Directors present were Willie Gibson, Sue Harley, Erik Foster, Abby Hugill and Harv Teitelbaum. Judy Simonson, Nicki Simonson and Rebecca Hill with Simonson & Associates, Inc., Andrea Kehrl, the District's Attorney, and several residents of the community also attended.

1. Agenda & Administrative Matters

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

b. Open Forum for the Public. The board meeting was opened up to the public. One homeowner asked about the ongoing issue of maintaining public access to Fillius Park. The Board reiterated that any park accessibility does not fall within the jurisdiction of the District.

c. Minutes. The September 28, 2020 meeting minutes were approved upon motion by Sue Harley and seconded by Abby Hugill.

d. Meeting Schedule. It was noted that a November 2020 meeting is necessary to approve the budget. The Board agreed to a special meeting on November 24, 2020. Sue Harley moved to approve quarterly meetings for 2021. Abby Hugill seconded the motion, and it was approved.

2. Budget

Judy Simonson gave a high-level review of the proposed budget and answered questions. The draft budget includes lowering the water base rate to \$75 per month and building in a \$25,000 contingency for any unexpected expenses. Judy will update the final budget once new rates are received from ORC for the monthly water monitoring and the final resin disposal.

3. Financial Matters

Abby Hugill moved to ratify the approval of the October 1 through October 31, 2020 disbursements. Harv Teitelbaum seconded the motion, and they were approved. Harv Teitelbaum moved to approve the September 30, 2020 quarterly financials. Abby Hugill seconded the motion, and they were approved.

4. Legal Matters

a. Executive Session. Willie Gibson stated that the Board intended to hold an executive session, pursuant to C.R.S. section 24-6-402(4)(b), for conferences with an attorney for the District for the purposes of receiving legal advice on specific legal questions concerning possible infrastructure relocation and an existing water company agreement. Abby Hugill made a motion to enter the executive session Harv Teitelbaum second the motion and it passed. The Board entered into an executive session to discuss those attorney/client privileged issues with the District's attorney. All members of the public were moved to the Zoom conference waiting room. After discussions, the Board ended the executive session, the members of the public rejoined the meeting

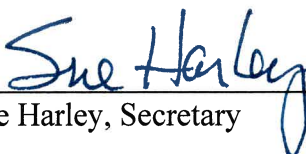
b. Fence Issue and Access to Water Tanks. Erik Foster moved to approve engaging a surveyor for a maximum cost of \$5,000 to flag the District's property lines. Harv Teitelbaum seconded the motion and it was approved.

c. **927 Valley Road Water Service.** Erik Foster moved to approve the connection of this property to the District's water supply at the District's expense up to \$18,000 using the District's loan funds. The approval would be subject to the property owners agreeing to execute the District's Conditional Acceptance of the prior Water District Tap Agreement which will include additional terms required by the District. Sue Harley seconded the motion, and it was approved. The District's attorney, Andrea Kehrl, will draft a term sheet for the Conditional Acceptance agreement.

d. **Deferred Customer Payments.** Sue Harley made a motion to allow District customers who are having difficulty paying their water bill, to defer payment of their bill, if they plan to sell their home within a maximum period of one year. Full payment for the customer's balance including late charges must be collected at closing from the sale proceeds for the home. The District may ask for proof that the home is currently listed or pending sale prior to entering into this agreement at their discretion. Abby Hugill seconded the motion, and it was approved.

There being no other business, Chairman Willie Gibson, adjourned the meeting at 9:10pm.

Respectfully submitted,



Sue Harley, Secretary