

BobCat Meadows Metropolitan District

October 14, 2025

Scheduled Board Meeting

Shawnee Graziano, Mary Garcia, John Blankenship, Mike Snelling, Victoria Graziano, Dave Stanford and Debbie Stanford H2O

CALL TO ORDER

DIRECTOR GRAZIANO

Director Graziano called meeting to order. Motion to begin meeting made by Director Blankenship, motion seconded by Director Snelling. Approved by the board, Motion carried.

Several customers were present to discuss bills. Director Blankenship talked with them. Bills that are high because of possible leaks will be lowered down to tier one. One customer had pulled out his shut off valve pipe and needs help finding it.

APPROVAL OF MEETING AGENDA

BOARD

Director Graziano called for a motion for the agenda to be approved. Director Blankenship made a motion and Director Victoria seconded. Motion carried by all the board.

REVIEW AND APPROVAL OF MINUTES

BOARD

Board members reviewed September's meeting minutes. Minutes were approved. Motion was made by Director Victoria, and seconded Director Snelling. Meeting minutes for September were signed and filed with the county by Director Garcia.

YTD FINANCIALS:

Director Blankenship, Treasurer/ Dave & Debbie Stanford

September's financial reports. Year-to-Date: Gross \$208,085.72, Total Expenses \$94,204.76, Total Net Operating Income \$113,880.96. September Gross Profit \$19,884.04, Total Expenses \$7,647.83, Net Operating Income \$12,236.21.

There is \$40,760.17 in Chase. Colo Trust has \$517,995.81. The expenses for the last 3 to 4 months of the year are usually down.

Director Victoria made a motion to approve the YTD Financials. Director Blankenship seconded.

Review and Approval of Bills

Director Blankenship/Debbie Stanford

Invoices of September's bills were discussed with the board. A motion to approve checks was made by Director Snelling and seconded by Director Blankenship. Motion carried.

Review of disconnected accounts.

There are two accounts that are 90 days past due. Debbie called them and left a message.

Operators Report

H2O – Dave Stanford

September's Operations Report

Please see attached file.

We have the money in the budget to buy new meters before the price goes up.

Director Blankenship made a motion to accept the Operators report. Director Victoria seconded. Motion carried.

New Business

BOARD

Director Blankenship made a motion to purchase new water meters as shown in the quote from MSPS. Director Garcia seconded and motion carried.

Regarding HB25-1219: Director Graziano will send a note to Pete asking him to write a letter of invitation to public about annual meeting. We also need to notify customers about the change to Current software as well as the installation of new water meters. We will send this letter by US Mail to all 177 accounts. We need to let them know we will start sending notifications to their email. The new legislation also requires that we have a contact name people can call for emergencies anytime.

Director Garcia will send dates for next year's meetings to Paul so he can post future meetings on the POA website.

OLD BUSINESS:

BOARD

2026 Budget: The Board and the management company had differing opinions on the budget before it was finalized for the public budget hearing.

The President of the Board called for an executive session: *§24-6-402(4)(e), C.R.S., Determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators.* The Board discussed the proposed 2026 Budget and negotiated an agreement that the 2025 rates will remain the same for the 2026 Budget. Director Garcia made a motion for Director Blankenship to edit typo in the budget. Director Graziano seconded, and the motion carried.

The Board came back to the Public and let the Public know we discussed the Budget for 2026 and are leaving the rates at 2025 rates. Director Snelling made a motion to continue with the 2025 rates for the 2026 Budget, with an edit of a typo on one of the tiers to 11.41 instead of 12.15, and present it to the Public at the November Budget Hearing. Director Victoria seconded the motion. Motion carried.

ADJOURNMENT:

Director Blankenship made the motion to adjourn. Director Victoria seconded. Motion carried by all board members.

Next meeting

November 11th, 2025, Meridian Point Church 5:30 p.m.

Signatures dated on November 11, 2025 for October 14, 2025 meeting minutes

Director Garcia

Director Snelling

Director Graziano

Director Blankenship

Director Victoria