

BobCat Meadows Metropolitan District

September 9, 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 Victoria. Approved by the board, Motion carried.

APPROVAL OF MEETING AGENDA

BOARD

Director Graziano made a motion for the agenda to be approved with edit to add Budget to New Business. Director Victoria seconded. Motion carried by all the board.

REVIEW AND APPROVAL OF MINUTES

BOARD

Board members reviewed August's meeting minutes. Minutes were approved with edit to change date on next meeting. Motion was made by Director Snelling, and seconded Director Victoria. Meeting minutes for August were signed and filed with the county by Director Garcia.

YTD FINANCIALS:

Director Blankenship, Treasurer/ Dave & Debbie Stanford

August's financial reports. Year-to-Date: Gross \$186,348.61, Total Expenses \$86,556.93, Total Net Operating Income \$99,791.68. August Gross Profit \$15,009.05, Total Expenses \$8,430.14, Net Operating Income \$6,578.91.

There is \$22,596 in Chase. Helen's mom has been in heart arrhythmia for a month and she has been running back and forth. In her report there is nothing under interest in current in the profit and loss statement. It should be \$1853.07 for Colo Trust. That changes some other numbers in the report, so the report is actually better than what is reflected. Dave will have her correct that. We are making \$1800 a month interest in Colo Trust.

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

Review and Approval of Bills

Director Blankenship/Debbie Stanford

Invoices of August's bills were discussed with the board. Dave told Peter to write a letter about Sagecrest and we will pay him for it. A motion to approve checks was made by Director Garcia and seconded by Director Blankenship. Motion carried.

Review of disconnected accounts.

Debbie called people and the overdue accounts are down. One overdue account is a rental, but there is no water usage there. Another account has not been paying for over a year and will be turned over to Peter to put it on their taxes. The owner of one account was going to call Debbie and tell her how many months she wants to pay. One man was hunting when she called, and he said he will pay it all. The program Dave uses for billing (gWorks) does not do a 90-day account, so he puts out a balance for everyone and those with outstanding amounts due are narrowed down. Director Victoria made a motion to accept the report, Director Snelling seconded, and motion carried.

Operators Report

H2O – Dave Stanford

August's Operations Report

Please see attached file.

Dave has discovered that Mueller buys their meters and transmitters from a company in Germany and stamps their name on them. Mountain States Pipe and Supply also buys from the company in Germany and sells them for less. This will save us about \$3,000. They also sell a cellular system, but that is complicated. There is no warranty difference. We will still have to buy 10 Mueller transmitters for \$125 each. The transmitters show water used by users and water pumped. Dave has asked Mountain States Pipe and Supply to install them in January and February.

Current has transferred everything from UBMax to Current. We haven't paid anything yet. Their postcards are slightly different and printed on slightly different stock. Dave and Debbie will meet with them again on Thursday and look into Current further. The transfer to Current will happen the 1st of December and Dave will let everyone know with a letter, a post on our website, and on the HOA's website.

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

New Business

BOARD

Sagecrest Water District requested that we help them as their district is in trouble. Pete and Dave suggest that we speak with a unified voice to tell them we don't want to get involved. Dave will let Rick know that we are not interested.

We will contact everyone and let them know that new meters will be put in.

Budget: Dave doesn't have everything he needs yet, but will figure in for the purchase of meters. In Enterprise fund for 2026 under Capital improvement - \$26,000 for meters, and \$30,000 for installation. Will need to adjust. Water Rate is adjusted to what Colo Springs is doing – 6.5%. When the water runs out it will be 1.5 million for another well. We are one-third of the way there. Because of the way our water rates are set, our public is extremely

conservative, and except for 3 months of the year they are using minimum amounts of water. Rates go down and use goes down. We are collecting more taxes. 1/3 of reserves go to General Fund, 2/3 into Enterprise Fund. We have a to do list for things down the road. This includes fire hydrants, installation of screens with a new well, and meters.

OLD BUSINESS:

BOARD

N/A

ADJOURNMENT:

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

Next meeting

October 4th, 2025, Meridian Point Church 5:30 p.m.

Signatures dated on October 4, 2025 for September 9, 2025 meeting minutes

Director Garcia

Director Snelling

Director Graziano

Director Blankenship

Director Victoria