

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF THE WOODMEN HILLS METROPOLITAN DISTRICT**

January 23, 2014

Attendance:

Board Members present: Keith Moulton, President; Robert Lovato, Vice President; Al Kreps, Secretary; and Jan Pizzi, Treasurer.

District personnel present: Gene Cozzolino, Water/Wastewater Director; Lisa Peterson, Administration Director; Tabitha Barile, Interim Park & Rec Manager; and Evan Ela (Collins, Cockrel, and Cole), attorney for the District

Guests present: Frank Gonzalez; Lynne Bliss; Diane Saign; Maria Sealley; Marge Vaga; Lindsey Harrison, reporter, The New Falcon Herald; Cathy Chaplin; Kathy Caddell; Jeremy LaPogi; Carl Lukas; Doug Canning; Carol Canning; Pat Lillegaard; Beth Moulton; Connie Kalbach; Chet Reisdorf; Lulu Reisdorf; Rich Molnar; Cristina Molnar; Douglas Smellve; Aurora Smellve; David Thompson; John Graham; Victoria McCullo; Amy Schmidt; Joshua Kille; and other residents; and Sue Wielgopalan, recorder.

1. Call to order

Convene: President Keith Moulton opened the regular meeting of the Board of Directors of the Woodmen Hills Metropolitan District at 5:08 p.m. at the Woodmen Hills Community Center West, 11720 Woodmen Hills Drive, Falcon, Colorado 80831.

2. Roll Call

Roll call: conducted by President Moulton. Vice President Robert Lovato, Secretary Al Kreps, Treasurer Jan Pizzi, and Director Bryan Mendiola were present. President Moulton declared the presence of a full quorum. Also in attendance during executive session: Water and Wastewater Director Gene Cozzolino, Administration Director Lisa Peterson, and attorney Evan Ela.

3. Executive Session

Motion: Made by Vice President Lovato and seconded by Director Mendiola at 5:09 p.m. to go into executive session to:

- Conference with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions related to matters in litigation and current District contracts pursuant to §24-6-402(4)(b) C.R.S.; and
- Determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators related a former employee pursuant to §24-6-402(4)(e) C.R.S. ; and
- Discuss personnel matters related a former employee pursuant to §24-6-402(4)(f) C.R.S.

Vote: Motion carried unanimously.

The Board did not engage in substantial discussion of any matter not enumerated in §24-6-402(4)(b),(e), or (f). The Board did not adopt any proposed policy, position, resolution, rule, regulation, or formal action.

Motion: Made by Director Mendiola and seconded by Treasurer Pizzi to adjourn executive session at 6:35 p.m.

Vote: Carried on a unanimous vote.

Brief recess declared at 6:36 p.m. by President Moulton to allow guests attending the meeting to enter the room.

4. Reconvene Meeting in Public Session

Reconvene into public session at 6:46 p.m. President Moulton noted a quorum present, along with two Woodmen Hills staff directors and the District's legal counsel. He noted that Vice President Lovato, who had been present during executive session, left to attend a family member's event but would return around 7 p.m.

5. President's Welcome and Remarks and Rules of Conduct

President Moulton welcomed Board Members, staff, and guests and remarked that the room was full and pointed out unfilled seats for those who did not wish to stand. President Moulton said he was aware that several community members might wish to speak on issues of concern, but reminded residents that it was a business meeting and the Board had a number of agenda items to address. He requested that audience members mute their ringtones, and anyone needing to take a cell phone call step into the hall out of consideration for the business meeting and those in attendance.

Announcements:

- *Budget:* The Board cancelled its scheduled December 26 meeting due to the Christmas holidays, but held a special meeting on December 10 to finish budget discussions not completed at the November Board meeting, as well as finalize and approve the 2014 budget. Staff examined several options to address the Parks and Recreation deficit. The District determined that in order to meet legal obligations specified in the bond agreements, Parks and Rec would have to pay for irrigation as part of its operating budget, which it had not done in the past. The Board approved limiting operating hours for the rec centers in order to save money. In addition, the District raised fees for all services (2.5% for Water, 9.5% for Wastewater, and 6% for Parks and Recreation) in order to balance the budget and ensure that all enterprises are self-sustaining.
- *Staff resignation:* Parks and Recreation Director Eddie Avedikian left employment with Woodmen Hills on December 10.
- *Reorganization:* Staff is in the process of reorganizing the Parks and Rec department. The position of Parks and Recreation Director has been announced and several applications received. President Moulton said the District is researching ways to conserve funds and would like to reinstate operating hours or reduce fees if feasible.

6. Approval of Agenda

Motion: Made by Treasurer Pizzi to approve the agenda; seconded by Director Mendiola. Attorney Evan Ela noted that additional items would be addressed under the Attorney's report. President Moulton added the following items:

9d. Discussion of El Paso County lawsuit against Woodmen Hills

9e. Discussion of release of Parks and Recreation Director Eddie Avedikian

Motion amendment: Secretary Kreps moved to amend the motion to accept the agenda to include additional items specified by President Moulton.

Vote: Carried on a unanimous vote by the four Members present.

7. Public Comment on Items not on the Agenda

President Moulton opened the floor for public comment on items not on the agenda and asked that residents direct their comments to the Board and be as brief and concise as possible.

- *Recreation Center services, District communications:* **Lynne Bliss** expressed concern that night Child Watch might be eliminated but noted that for now it was still on the schedule. She also remarked that overall communications with residents had been lacking; community members have not received updates of important events, and email blasts were infrequent. She said that she felt the District's Parks and Recreation department would be more successful if it hosted and actively promoted a greater number and variety of activities/events to appeal to a larger number of residents rather than cutting hours. She added that she hoped the District would consider reinstating a District Manager position.

Board response: President Moulton asked if email blasts had not been sent out; a staff member responded that there have been some IT (Information Technology) issues recently, but the District's consultant has been working on internet connectivity concerns and hopefully major problems have been resolved.

- *Breast cancer awareness & prevention:* **Diane Saign**, who does not live in Woodmen Hills but is a resident of the Black Forest community, attended to make an appeal as a volunteer for the American Cancer Society. She was seeking participants, sponsors, and kickoff participation for the Falcon/Peyton Relay for Life. She requested that staff at the Woodmen Hills recreations centers post and/or distribute the flyers and information she was leaving.
- *Issues of concern:* **Connie Kalbach** asked that Board Members consider her comments and address them at future Board meetings. (1) Water meters are not consistently read on the 25th of each month as represented to residents. (2) Since the new "smart" meters have been installed, her meter readings inside and outside no longer match. She asked that staff look into the reason. (3) The District service plan has not been updated, in spite of significant funds spent to do so. The effort began 2 years ago, and residents have not been made aware of any progress since the plan was rejected by the El Paso County Board of County Commissioners. Mrs. Kalbach said she was led to believe that acceptance of the service plan, and particularly raising of the debt limit, was critical to the overall health of the District. She inquired as to the status of the Service Plan. (4) While staff justified an increase in Water and Wastewater fees, she has not seen any real justification for the increase in Parks and Recreation fees. Rec center availability hours have also been cut. (5) How are existing HOAs able to work within the communities when covenants are not addressed in the District's Service Plan?

Board response: Attorney Ela responded that the Service Plan circumscribes the powers of the District, and defines what it can and cannot do. Covenants are not tied to District functions or limitations, and are independently imposed by the developer and attached to property ownership; the District can neither restrict nor prohibit covenants. The (developer's) development plan, which is ultimately approved by El Paso County, can establish an HOA, and give it the power to enforce covenants. Metropolitan districts (or special districts generally) are set up as an entity to provide specific services as outlined in the service plan (in Woodmen Hills' case water, sewer, and parks and recreation). Districts may, according to state statute, perform covenant enforcement functions in those areas without a specifically established HOA if authorized to do so in the service plan. Unfortunately, El Paso County declined to accept Woodmen Hills' service plan including that provision. The Board may resubmit an amended service plan to the county. President Moulton said some Board Members are actively negotiating with El Paso County to submit a Service Plan which the county will find acceptable. His priority is ensuring that the District is able to raise its debt limit so that the truly critical functions of water and wastewater service receive the necessary funds.

- *Child Watch and other issues:* Marge Vaga posed several questions, and asked that the board research her concerns and provide answers at a later meeting. (1) Residents were promised at the October or November Board meetings that nighttime Child Watch would be discontinued as of January 1, as on

most evenings only 1 or 2 children were present and the program consistently lost significant money. That has not happened. (2) Is there a target date for completion of the Parks and Recreation department reorganization. (3) Has the District investigated the person/business employed to maintain Woodmen Hills' website, as it is grossly inaccurate.

As there were no further members of the public wishing to speak, President Moulton closed the Public Session portion of the meeting.

8. Approval/Disapproval of Board Minutes

a. Regular Board Meeting November 21, 2013

Motion: Secretary Kreps moved to accept the minutes as presented; Treasurer Pizzi seconded.

Discussion: None.

Vote: Approval carried on unanimous vote.

b. Special Board Meeting December 10, 2013

Motion: Secretary Kreps moved to accept the minutes as presented; Treasurer Pizzi seconded.

Discussion: None.

Vote: Approval carried on unanimous vote.

9. Attorney's report

a. Resolution – Posting Location

Attorney Evan Ela said that Colorado State Statutes require that the Board pass a resolution at the first meeting of each year to designate locations for the posting of meeting notices. Two notices must be posted. Notices of all meeting must be posted at least three days before each meeting at three locations in the District. A 24-hour notice must also be posted for every meeting; that location is the District offices on Eastonville Road. The resolution also states that regular Board meetings for 2014 will be held on the fourth Thursday of each month barring cancellations, with the exception of November, when it will be held on the third Thursday to avoid the Thanksgiving holiday.

Motion: Secretary Kreps moved to accept the resolution as written; Treasurer Pizzi seconded.

Discussion: None.

Vote: Approval carried on unanimous vote.

b. Resolution – 2014 Board election

Mr. Ela explained that special districts hold elections every two years in May in even numbered years. This year three Board positions are open; the 4-year term seats currently held by Keith Moulton, Robert Lovato, and Al Kreps expire and are up for election in 2014. The Board is required to pass an election resolution which declares that an election will be held if necessary (required when the number of people desiring to run exceeds the number of seats available), designating an election official to ensure publication of the proper notices, hire election judges if needed, and oversee the election, and specifying the voting method(s) and associated details. Mr Ela told Members that the resolution before the Board designates Connie Goodwin, whom the District has designated in the past, as election official. He reminded the Board that it indicated it would prefer to use mail-in ballots for this election cycle as opposed to voting in person. If the Board chooses the mail-in option ballots would be mailed to all eligible voters, and would have to be returned on or before May 6 (election day).

Motion: Director Mendiola moved to adopt Resolution 2014-01-23, calling for the 2014 regular District election and including details discussed, and Secretary Kreps seconded.

Discussion:

Voting method: President Moulton noted that the resolution specified the (traditional) use of polling locations for voting. The Board may choose to select polling location voting only, mail-in ballots only, or

both. Directors felt that mail-in ballots offered the greatest convenience for Woodmen Hills voters who may have time, transportation, and/or work constraints on election day. The drawback: mail-in ballots place responsibility on voters to remember to fill out their ballots and return them on or before the deadline. Since a sizeable number of residents attended the meeting, President Moulton asked if residents had objections; none did. At a question from the audience, Mr. Ela told the group that mail-in ballot voting is usually slightly more expensive; since the Woodmen Hills District is small the difference could be negligible. He confirmed election judges must still monitor counting to ensure integrity of the process. Amendment: Director Mendiola amended his motion to include the provision that the election will use only mail-in ballots, and Secretary Kreps seconded. Vote: Approval carried on a vote of four in favor (President Moulton, Secretary Kreps, Treasurer Pizzi, and Director Mendiola) to none opposed. Vice President Lovato, who rejoined the meeting during voting, abstained as he was not present during discussion.

c. Update on County notification of utility providers

In November, Woodmen Hills submitted to the El Paso County Treasurer a list of delinquent water/wastewater accounts eligible for collection through addition of the amount owed to county property tax bills. Several homeowners indicated they learned for the first time that their wastewater service was supplied by Woodmen Hills even though they live in other districts such as Falcon Highlands or Paint Brush Hills. The Woodmen Hills Board tasked Collins, Cockrel, and Cole to ask El Paso County if there was a way to inform current property owners and potential homebuyers that their wastewater service is provided by Woodmen Hills in order to avoid misunderstanding and potential non-payment of bills. According to El Paso County, there was no way to add to its database notification of IGAs (Intergovernmental Agreements) that provide services by a third party entity outside of the homeowner's area. Because realtors rely on county records, homeowners may not be aware of which entities provide specific services to their properties, or even outstanding utility debt at closing. The Board and Mr. Ela discussed ways to inform homeowners that Woodmen Hills provides their water and/or wastewater services and options for collection in circumstances of non-payment.

d. Discussion of El Paso County lawsuit against Woodmen Hills

At the end of November El Paso County sued Woodmen Hills, claiming that the District did not properly maintain a stormwater runoff detention pond (known as Pond #4). The insurance carrier will defend the District in the lawsuit. Mr. Ela is hopeful the issue can be resolved without litigation.

e. Discussion of Release of Parks and Recreation Director Eddie Avedikian

Mr. Avedikian left employment with the District in early December. Attorneys for the District negotiated a release agreement with Mr. Avedikian. The severance package was submitted to the Board for its approval. Mr. Ela added that the release agreement was standard for any type of executive member of a special district staff, and relinquishes the right to any claims against the District through acceptance of a severance package.

Motion: Director Mendiola moved to approve the release agreement for former Parks and Recreation Director Eddie Avedikian; Secretary Kreps seconded.

Discussion: None.

Vote: Secretary Kreps asked that Board Members be polled and votes recorded; President Moulton, Vice President Lovato, Secretary Kreps and Director Mendiola voted aye; Treasurer Pizzi abstained. The motion passed on a vote of 4 in favor to 0 opposed.

f. Change of Records Custodian

The District Manager (a position which no longer exists) was still officially listed as the Custodian of Records for Woodmen Hills; the Board wished to update its procedures and appoint appropriate custodians in compliance with the Colorado Open Records Act (CORA). Mr. Ela recommended that the Board verbally assign a new Custodian of Records; at the Board's direction his office will write up a resolution for the Board's approval at a later date.

Motion: Secretary Kreps moved that the law firm of Collins, Cockrel, and Cole (Woodmen Hills' legal representation) be appointed Custodian of Records, with attorney Evan Ela recognized as legal representative; Vice President Lovato seconded. All Colorado Open Records Act requests will subsequently be forwarded to the attorney's office to process.

Discussion: None

Vote: Approval carried on unanimous vote.

Comments:

- *Enabling resolution:* Mr. Ela will supply a resolution superseding the previous Records Custodian resolution 10-11, approved in October of 2011. He added that the Board's verbal appointment of a new Records Custodian was effective immediately. Mr. Ela pointed out that Woodmen Hills no longer employs a central District Manager, making the wording of the earlier resolution obsolete; he clarified that other terms of the records-keeping resolution would remain the same. His office will also track the cost of CORA requests, so that the Board may consider other options should the price become prohibitive.
- *Numerous time-consuming CORA requests:* Secretary Kreps noted that numerous CORA requests by a member of the community necessitated the allocation of many hours of District staff time to fill the extensive requests. Some of the requests required legal interpretation, which is part of the reason the Board opted to delegate its law firm as the keeper of District records. He also remarked that residents and the public should know office staff was subjected verbally and by email to personally inappropriate comments and innuendo that he himself would never tolerate in a private business environment. Secretary Kreps emphasized that ongoing accusations and lawsuits by a few individuals have significantly negatively impacted the District's budget, diverted the Board's time and attention, caused loss of and to personnel, and increased the number of billable attorney hours, which ultimately affects residents by increasing costs and diverting funds from important programs, as well as decreasing the quality of their services.
- *Cost of CORA requests:* Administrative Director Lisa Peterson said the CORA requests received by the District in the past two weeks (three by Ron Pace and one by Andy Cohen) cost the District \$882 to fill based on administrative labor, copying costs, and legal expenses. Mr. Ela added that some of the requests were for confidential information from personnel files, which is exempted from CORA to protect an employee's privacy rights.
- *Non-existence of information:* Mr. Ela told the audience that some information requested through CORA does not exist and after being informed by Woodmen Hills staff of that fact; the requesting party enlisted the support of local television stations to publicize the party's cause and further pursue the request, costing District staff time in a futile effort to obtain non-existing information.
- *CORA requests:* President Moulton emphasized that Woodmen Hills willingly cooperates with all CORA requests and does not wish to discourage those requests. However, records prior to about 2007 are not stored electronically and can be difficult to find and copy in the archives stored outside the office. Scanning old records is both time-consuming and expensive; in the interest of saving money for the District Board Members have chosen not to initiate an effort to electronically duplicate old records all at once, which President Moulton has been told would require the work of an experienced paralegal a minimum of one year to complete. Though records are not always readily accessible, he said staff is doing its best to bring electronic records up to date when requested and as time allows. He said employees try to treat residents with respect, and asked that community members act similarly.

As it had no further legal business to discuss, the Board excused Mr. Ela.

10. Treasurer's Report

Both November and December financial statements had been distributed to Board Members in their packets. Treasurer Pizzi said that overall the District came in under budget for the end of the year in December. Two items were over budget:

- Workers compensation claims; the budget anticipated one claim but there were two losses.
- Water meters; slightly more expensive than anticipated

Other items of note:

- Farmers State Bank accidentally credited the District with a deposit it did not make. The error was corrected in January.
- The District changed the category for \$24,000 for engineering costs for the Meridian sewer lines, booking it into capital improvements (re Mrs. Peterson).

Discussion:

- *Year end:* Secretary Kreps addressed residents' questions concerning fee increases. He gave the following facts to explain the reasons for rate increases :
 - The cost in 2013 of deferred interest on debt and depreciation related to refinancing of the bond issues of 2004 and 2009 is approximately \$800,000
 - While individual departments appeared to come close to breaking even on a cash basis, the District is still \$1,185,627 in the negative in meeting interest, which does not include any payments on principal.
 - District debt obligations total approximately \$26,431,724.

Secretary Kreps then explained why the district needs to amend its service plan:

- The current plan places a debt ceiling of \$16, 200,000 on Woodmen Hills; the District has already exceeded that figure.
- To meet wastewater processing requirements set by the Colorado Department of Public Health and Environment, the District will have to spend about \$6.5 million just to upgrade the existing plant. It is a temporary measure.
- Capacity of the existing plant is insufficient to meet future wastewater commitments made before 2002 to serve a total of about 6,000 single family equivalents (SFEs; a single family home with 4 residents is approximately equal to one SFE). Currently, the facility serves about 3,400 SFEs and is already over capacity. The original plant was greatly undersized and overrated; Woodmen Hills has already spent approximately \$1.8 million in upgrades in an effort to increase capacity sufficiently to serve its current customers.
- The only way to pay off its bonds is for Woodmen Hills to grow and use the tap fees to pay off its debt.
- Why ask for a debt ceiling of \$45 million? Before about 2020 the District will need to pay for a new wastewater treatment facility at a cost of about \$12 to \$15 million, pay for the current wastewater plant upgrades, and refinance \$26 million in debt.

Secretary Kreps also explained the increase in Parks and Recreation, Water and Wastewater fees:

- In the past Water and Wastewater bond investors subsidized the Parks and Recreation Department, which was not financially appropriate.
- The bond program requires Board Members to follow covenants, which specify that growth shall occur to repay bond issues.

- Each enterprise must pay for its own costs, as there is a different pool of investors for each enterprise.
- The enterprises to date have not made sufficient money to put aside reserves to pay off their respective bond debts. Those debts will come due in 2029.
- According to Secretary Kreps' calculations, Parks and Rec fees should be considerably more than they are now in order to pay off its \$2,850,000 debt. To date, nothing has been saved to pay off the principal on that debt.

Measures the Board and residents can take to address the District's debt:

- Calculate the amount needed for each enterprise to set aside yearly to meet obligation in 2029 and increase fees accordingly
- Work on getting a new bond program. Secretary Kreps feels Woodmen Hills' chances of success on that front are considerably bettered by "getting its fiscal house in order" and instituting a program to set aside funds to pay off its debt on time

Secretary Kreps made further statements about the District' financial position:

- He personally attempted without success to negotiate with bondholders for a lower interest rate.
- Woodmen Hills is currently paying an interest rate of 4%, with 4% accrued for a total rate of 8% interest. He emphasized that Woodmen Hills is accruing unpaid interest each year of \$849,000.
- If the District wants to keep its property, it will have to deal with the debt.
- Secretary Kreps said that the debt is considered high risk, hence the high interest rate.
- Failure to raise rates to cover operations and save money to pay deferred interest contributed to the District's financial problems.

He noted new Board Members will need to pay close attention to and become informed of fiscal issues, especially relating to the District's bonds. Vice President Lovato added that some Board Members whose terms expire this year will not run again, so residents need to take voting seriously and elect new Directors who will make the effort to learn the many aspects of running the District.

Questions/discussion:

- *New plant:* One resident asked a question regarding the deadline for a new wastewater treatment plant; President Moulton discussed upgrades and the importance of getting into compliance as soon as possible to avoid state fines in the short term. He explained building a new plant, which will be necessary to meet its future commitments to provide wastewater service and enable growth, is a long term project and will take about five years including permitting time. Woodmen Hills is negotiating with developers to share facility funding. Though the District recently purchased land, building on the site is only one of several options.

11. Accepting Financials

Motion to accept November financials as presented: Moved by Secretary Kreps, seconded by Director Mendiola.

Discussion: None.

Vote: motion carried unanimously.

Motion to accept December financials as presented: Moved by Vice President Lovato, seconded by Director Mendiola.

Discussion: None.

Vote: motion carried unanimously.

Discussion:

- *Upcoming elections:* Vice President Lovato recommended that residents interested in running for the Board obtain a copy of the Board of Director's conduct agreement as he felt it is the key to making the District successful. It outlines the Board's role as it relates to staff and running of the District. President Moulton added that the paper is a part of the District's bylaws, which is a 127-page document.
- *Candidacy:* Lynne Bliss asked that President Moulton explain the procedure.
 - *Eligibility:* must be a registered Colorado voter and either a resident or property owner in Woodmen Hills
 - *Deadlines:* Application for candidacy must be submitted to El Paso County between February 5 and 20.
 - *Forms:* Can be picked up at the Woodmen Hills District office

President Moulton stated members generally put in at least 10 and as many as 30 hours per week attending meetings, taking phone calls, and reviewing information. He said Board Members can find a wealth of information on the Special District Association website. Vice President Lovato added learning about water and wastewater is something a Director must do on his/her own, is very complicated and involves a steep learning curve. Residents and Board Members discussed the length of time needed to learn District functions versus term length. President Moulton explained that Board Members rely on staff and consultants to inform them on the issues and recommend solutions. He said commitment is the single most important factor in being a good Board Member. One resident questioned the future of the District and the security of his investment in his home. President Moulton and Vice President Lovato expressed confidence that the District will be successful, as Woodmen Hills has money in the bank and hard assets that differentiate it from other Districts, including ownership of some of its water rights and a wastewater plant that returns flows to the Black Squirrel basin. Developers still want to build in Woodmen Hills. Although it faces some daunting challenges leadership understands how it must handle those issues and has the tools to do so. Secretary Kreps further discussed strategies for dealing with the District's financial issues. He recommended that if no future Board Members have a financial background that the Board consider hiring a financial consultant. Connie Kalbach suggested that the Board try to involve residents through advisory/action committees as was done in the past. President Moulton said he would like to also have an advisory board(s) including members with specific areas of expertise to help give Board Members a broader perspective.

President Moulton thanked Boy Scouts for attending. They came to observe a Board Meeting as part of merit badge requirements.

12. Parks and Recreation Manager's Report

Tabitha Barile has been helping the Parks and Recreation department since Parks and Recreation Director Eddie Avedikian's departure. Members received her written report in their packets She verbally reviewed her report with the Board.

13. Water & Wastewater Report

Board Members received Water/Wastewater Director Gene Cozzolino's report in their packets. Mr. Cozzolino reviewed monthly work completed by staff and repair and maintenance issues. In addition to his report he commented on the following:

1. *Tap fees:* The District installed six new water meters and received 6 tap fees.

2. Radio transmitter replacement: Crews completed 85 replacements in Phase 2. The four homes remaining in Phase 1 are in foreclosure; transmitters will be replaced when the houses have been purchased and service reinstated.
3. Wastewater process investigated: In member packets Mr. Cozzolino included a Wastewater Compliance Systems brochure. Staff is looking into a fixed film media system to determine whether it can help with treatment at the wastewater plant. It allows bacteria to attach to media so that it isn't flushed out immediately and can prolong treatment. Mr. Cozzolino believes the system could bring the plant into compliance with the present flow volume. Staff and the District's engineer will meet with WCS representatives to review calculations the next day. The company did a state approved pilot program in Kremmling; Woodmen Hills would also like to do a pilot program as approval time through the state is shorter. The system is not temporary and will also be used after the upgrade.

14. Old Business

- Reorganization: Secretary Kreps asked how meetings with Parks and Recreation staff went; Mrs. Peterson said the department held two staff meetings to address the reorganization and new staffing; she was pleased with progress. Morale is good; the department instituted new policies and procedures. She feels the group is more connected as a team. Mrs. Peterson confirmed for the Board that she and Mr. Cozzolino are acting as co-directors of the Parks and Recreation department until a new director is hired. She handles the office staff and oversees programs and aquatics; Ms. Tabitha's Barile assists. Mr. Cozzolino oversees maintenance and outdoor issues. President Moulton added that as part of the reorganization Mr. Cozzolino's staff will take over landscape maintenance and maintenance of the drainage system and ponds. Mr. Cozzolino confirmed for Director Mendiola that his staff would investigate the flooding that occurred at the outdoor pool the previous summer, though he noted he did not expect the problem to recur as the large amount of rainfall that fell in a short period was highly unusual. When asked by President Moulton for an estimated deadline for completion of the reorganization, Mr. Cozzolino replied that he could not yet set a date.

15. New Business

There was no new business to come before the Board.

16. Other Business

There was no other business to come before the Board.

17. Final Public Comment

President Moulton opened the floor for final public comment and community input.

- Recreation Center: **Cristina Mulnar** had the following comments:
 - She observed a lot of frustration over the decrease in hours and increase in fees. She said she understood that access keys were available for Community Center West, and would like to have keys for Recreation Center East.
 - Parents Night Out was scheduled and confirmed numerous times by a friend, but was eventually cancelled due to lack of participation. She felt better notification of those events might encourage greater participation.
 - She objected to punch card expirations; she felt 60 day expirations put a lot of pressure on residents to use them before they expired, and would like to see longer expiration dates reinstated. Rather than buy a punch card they cannot use up within the specified time, several residents go instead to Meridian Ranch's recreation facility.

Board response: President Moulton said allowing residents to use access keys to enter RCE outside of operating hours would be an issue because of the swimming pool, as lifeguards are required if

swimmers are in the pool. He will ask staff to reevaluate the issues she brought up. He would like to see either a decrease in fees or reinstatement of operating hours. President Moulton heard similar comments from other residents. The cuts were presented in October due to a large shortfall in the recreation budget.

- *Cost savings:* **Rich Mulnar** asked if the Board knew the actual cost savings. He felt it must be in staffing, as facility costs (heat for the building, heat and filtering for the pool, etc) would still be incurred. He asked that the District post savings so that residents could better understand how the reduction in hours resulted in cost decreases for the District.

Board response: President Moulton pointed out that half of the recreation budget goes to pool functions. Residents and the Board discussed pool temperature, which had been raised in December. Some considered it perfect, while others maintained it was too warm. A resident suggested using volunteers to staff and perform other functions; Secretary Kreps noted liability and insurance is an issue. The resident said other community members may have cost saving ideas the District might find useful and President Moulton agreed.

- *CORA requests:* **Lynne Bliss** asked how CORA requests would be handled; President Moulton answered that she could submit requests at the District office and they would be passed on to legal counsel.

President Moulton thanked residents for their attendance, interest, and input.

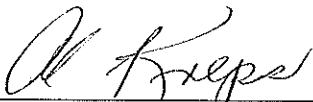
18. Executive Session

Not needed.

19. Adjournment

There being no further business to come before the Board, Treasurer Pizzi moved to adjourn the meeting at 8:58 p.m.

The next regular meeting will be held at 6:30 p.m. on Thursday, February 27, 2014 at the Woodmen Hills Community Center West, 11720 Woodmen Hills Drive, Falcon, CO 80831.



Al Kreps, Secretary