EAST BOULDER COUNTY WATER DISTRICT
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Board of Directors Regular Meeting
Meeting held at St. Ambrose Church
12 October 2026

Marsh Lavenue (President) called the meeting to order at 4:32 PM. Present: directors Marsh Lavenue, Yvonne Gates, P.J. Bostley, and Catherine Gee (by phone); Mary Wagner (Bookkeeper). Bob Champ was excused.

Public Comments

Andy Jost and Steve Leichty attended. Yvonne Gates introduced Andy Jost, a finance professional who has expressed interest in serving on the board. No public comments.

Secretary's Report

Motion to approve the 14 September 2026 minutes (Gates/Bostley): passed unanimously.

Reports from Consultants and Committees

Finance Report

Mary Wagner presented the September financials. Water revenue is estimated pending the first Black Mountain billing run. P.J. Bostley noted that September's beginning balances do not tie to August's ending balances; approval was tabled pending reconciliation.

Locating costs have dropped to roughly $300–$500 per month under Diversified Underground, from $3,000–$4,000 per month previously. The American Leak Detection invoice was reduced to about $800. Yvonne Gates will deposit P.O. box checks and send the board a monthly check log.

System Operations Report

P.J. Bostley reviewed the September report. Leak repairs from the August pump house failure are complete. Pressure tank #3, one of three buried 1970s steel tanks, remains out of service; replacement will be costly. The generator is running the pump house, and Xcel has been asked to keep heavy trucks off the pump house access. Complaints of air in the lines have stopped. Five meters were flagged for zero or low reads, a rollover past 10 million gallons, or a likely misread.

Boulder Water Well: $5,863 regular maintenance, $0 fire work.

Unfinished Business

Northern Water

Northern Water's position is that all properties served with Lafayette water must join Northern Water, because Northern and Baseline water are mixed at Lafayette's plant. Joining individually requires a petition, back property taxes, and an ongoing mill levy; counsel considers a District-wide court petition a viable alternative. The 7750 Spring Drive petitioners must join Northern Water as a condition of inclusion. The board will proceed on the assumption that this does not require the whole District to join. Marsh Lavenue will seek a meeting with Northern Water; Yvonne Gates to attend.

7750 Spring Drive — Public Hearing on Petition for Inclusion

Petitioners David Harwood and Ellen Marshall (Paragon Estates) are in the service area but outside the District; their well no longer meets their needs. The property is held in trust, so the petition must be re-signed by the trustees, and the equity buy-in has not yet been calculated. Motion to open the hearing (Bostley/Lavenue): passed unanimously. Motion to recess the hearing until the petition is corrected (Bostley/Lavenue): passed unanimously.

MARSH LAVENUE, *PRESIDENT* · CATHERINE GEE, *VICE-PRESIDENT* · ROBERT CHAMP, *SECRETARY* · YVONNE GATES, *TREASURER* · P.J. BOSTLEY, *DIRECTOR*

321 Majestic View Drive — Petition for Inclusion

About half of the 321 Majestic View lot is already in the District. The owner, Alan Krantz, needs a will-serve letter for a building permit. The letter is conditioned on inclusion and payment of fees and costs, a Lafayette tap, Northern Water inclusion, and a single tap. Motion to accept the petition for inclusion, set a hearing for November, and approve the 12 October 2026 conditional will-serve letter (Bostley/Lavenue): passed unanimously. Marsh Lavenue signed the letter. Mary Wagner noted the District's annual boundary map filing will need updating for new inclusions.

Black Mountain Billing

October bills were delayed. P.J. Bostley and Catherine Gee are correcting account mapping and data errors with Black Mountain; accounts receivable now balance to within $1.70. Mary Wagner to provide the A/R report as a spreadsheet rather than a scanned PDF. Marsh Lavenue and Mary to check two possibly mis-keyed check deposits. P.J. Bostley will confirm Black Mountain is charging interest on 90+ day accounts.

Meter Reading Upgrade

Meter reading now works with Black Mountain's route file. Command Link 2 quote pending from Core & Main.

Pump House Roof

MC2 Custom Homes bid about $19,000. A&N Lifetime Restoration bid about $13,300 but omits permit, painting, trim and debris removal. P.J. Bostley to seek more bids; deferred to November.

New Business

FY2027 Budget

Mary Wagner presented the preliminary 2027 budget, and Marsh Lavenue reviewed overhead. The system operations fee can stay near $102 per month, as locate and hydrant-flushing costs are down; operations include about $20,000 for pump house repair and $10,000 for pump replacement. Water revenue and Lafayette purchase lines are still in progress; Lafayette has proposed a 16% rate increase for 2027. The board intends to set fees for positive cash flow and to keep rebuilding reserves drawn down after the Marshall Fire. Budget hearing at the November meeting; 2027 rates in December or January, with one notice for both if possible.

Colorado Open Records Act (CORA) Policy

The District has received many automated commercial CORA requests and had no policy. The policy designates a custodian, requires written requests, and charges the statutory research fee ($41.37/hour after the first free hour). Motion to adopt the CORA policy, with requests by registered mail (Bostley/Gates): passed unanimously. Marsh Lavenue designated custodian of records. Motion to direct requests to the custodian's address instead of the P.O. box (Bostley/Lavenue): passed unanimously. Policy to be posted on the website.

Yard Hydrant Petition — 7366 Empire Drive

Requested for water during new construction. Yard hydrants were historically approved informally; they now come to the board. Motion to approve a construction yard hydrant at 7366 Empire Drive (Bostley/Gates): passed unanimously. Existing hydrants without backflow preventers may need follow-up.

Bookkeeping and Accounting Services — Supporting Strategies Colorado

Proposal (~$950/month plus onboarding) to move the books to QuickBooks Online and take over bookkeeping. Concerns: price, uncapped monthly fee, and the need for an annual agreement consistent with TABOR. Andy Jost noted QuickBooks Online automates much of this work, and the proposal does not cover bill payment or mail pickup. No action. Marsh Lavenue and Andy Jost to look for alternatives.

Other Items

Deferred to November for time: insurance renewal, Boulder County correspondence, Pump #1, Xcel third phase, ORC backup operator, status round, 7481 Spring Drive usage waiver.

Directors' Comments

Marsh Lavenue thanked Catherine Gee and P.J. Bostley for the Black Mountain conversion work.

Adjourn

Motion to adjourn (Lavenue/Gates): passed unanimously. Adjourned at 5:58 PM.

Respectfully submitted,

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Recording Secretary