

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
VALLEY MAINTENANCE WATER CORPORATION
HELD THURSDAY, JULY 17TH, 2025
AT 6:30 PM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Valley Maintenance Water Corporation was held on July 17th, at 6:30 pm, via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/236337496>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code / Meeting ID: 236-337-496

Attendance:

Directors Attending Virtually

Bill Burton,	President
Greg Koetter,	Vice President
Leanord Miller,	Secretary

Directors Absent

Nick Schwind,	Secretary
Jay Oliver,	Secretary
Mike Mallernee,	Secretary

Also in attendance were:

Amber Hardekopf,	WSDM Managers
Rebecca Harris,	WSDM Managers
Kenny Case,	Water Operator

1. Call to Order:

The meeting was called to order at 6:33 pm by Ms. Hardekopf.

2. Declaration of Quorum:

Ms. Hardekopf indicated that a quorum was present.

3. Approval of Agenda:

Director Miller moved to approve the Agenda as presented; seconded by President Burton. Motion passed unanimously.

4. Approval of June 19th, 2025 Regular Board Meeting Minutes:

After review, Director Koetter moved to approve June 19th, 2025 Regular Board Meeting Minutes as amended; seconded by President Burton. Motion passed unanimously.

5. Financial Matters:

- a. Approve Unaudited Financial Reports through June 2025: Ms. Hardekopf presented the unaudited financials. After discussion, Director Miller moved to approve the

Unaudited Financial Reports through June 2025 as presented; seconded by President Burton. Motion passed unanimously.

- b. Ratify and Approve Payables through July 17th, 2025: Ms. Hardekopf presented the Payables for the period. After discussion, Director Miller motioned to approve the payables as presented; seconded by President Burton. Motion passed unanimously.
- c. Review of Billing and Collections: Ms. Hardekopf advised that statements and collection letters went out on time, along with the CCR report.
- d. Discuss 2025 Budget: Ms. Hardekopf presented the budget to the board.

6. District Manager's Report:

- a. Resident water usage for 356 Spring Valley and 1028 E Lake Dr. – Mrs. Hardekopf advised that the resident at 356 Spring Valley Dr has had a bill over \$1,300.00 for the last three months. The board agreed to allow a payment plan to be set up for the past due balance; however, it will still have to pay the current bill as it is still high. With this being the second issue with this property and high statements, the board is making it the homeowner's responsibility to prove that that much water is not being used. Mrs. Hardekopf advised of the water usage issue at 1028 E Lake Dr, they had a leak and were worried about a high bill. The meter for that property is a meter that is currently not working, so we do not know how much water was lost due to the leak, and she needs a new meter.

7. Operations:

- a. Status of Current Capital Projects: Mr. Case informed the board that we are in hold as we wait to start the tank work. Director Koetter is adamant that we need to develop a plan to replace the 50 unworking meters so that we can correctly bill and account for the water usage/loss.
- b. Spring Valley Dam Committee: Director Miller advised that he went to the last meeting a few weeks ago, and they explained that the pipes under the dam and under the spillway are not in compliance. There are three methods of repair. The pipe and the board would like to discuss the best method with an engineer. As long as a plan is produced and tells the inspector that we are actively looking for grants, it will help the situation.

11. Adjourn: Ms. Hardekopf adjourned the meeting at 7:39 pm.

- a. Next Regular Meeting scheduled: August 21st, 2025 at 6:30 pm.

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 17TH, 2025, REGULAR MEETING MINUTES OF THE VALLEY MAINTENANCE WATER CORPORATION.

A handwritten signature in blue ink, appearing to read "W. Burton".

William Burton (Aug 22, 2025 11:26:07 MDT)

Approved by: President of the Board

VMC 7-17-2025 Minutes

Final Audit Report

2025-08-22

Created:	2025-08-22
By:	Amber Hardekopf (amber.h@wsdistricts.co)
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