

# VMC Board Meeting Minutes

## April 2026

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Date: 4/16/2026

Time: 6:30pm

Location: Burgess Pavilion (1440 Spring Valley Dr, Divide, CO 80814)

### Call to Order & Attendance

All board members present. Quorum established.

Previous month's minutes approved without changes.

Public Attendees: Julie, Lara, Ken, Mike, Jerry

### Last-Minute Additions

- Capital Projects Update (Leonard)
- Missing invoice in prior payables (Sarah)

### Enforcement Order (Lead & Copper Compliance)

- 2024 testing required 10 Tier 1 residential samples; only 9 valid samples collected
- One sample exceeded limit (1.4 vs 1.3 threshold), triggering violation
- Sampling protocol: 6 hours stagnation, kitchen taps, must process within 12 hours
- Corrective sampling completed; 2025 sample sets compliant
- Oct 2025 sanitary survey identified recordkeeping gaps (3 years required, only ~2 available)
- Violation point system risks enforcement above 11 points
- Nov 2025 warning letter issued; action plan submitted
- Feb–Mar 2026: escalation; public notice required but timeline not met
- Mar 30, 2026: \$4,000 fine issued; cannot be rescinded
- Appeal due April 26, 2026 with updated water quality data
- Engineering support required; potential vendor JDS Hydro identified

Actions:

- **KENNY**: Submit appeal by **April 26, 2026**
- **KENNY**: Work with Amber to submit public notice via mail by **April 23, 2026**
- **KENNY**: Continue water quality testing and engineering coordination
- **KENNY**: Include in public notice response and information regarding System #2 violation, required quarterly until upgrade is complete.

## Lake Augmentation

- Agreement with State allows request for up to 50% lake release; non-compliance risks water rights
- District behind one year on augmentation requirements
- 2026 plan requires lowering lake to 'zero' staff gauge
- Lake capacity: 164 acre-feet full; 64 acre-feet minimum
- Low lake levels expected throughout 2026 due to catch-up requirements
- Concerns raised: wildlife impact, fire risk

### Actions:

- **KENNY**: Provide contact information for Water Commissioner
- **Spring Valley HOA**: to send letter to Water Commissioner
- **SARAH**: Include in enforcement order public notice that lake level will be low this year and to conserve as much water as possible in an effort to help by **April 23, 2026**.

## Public Comment – Water Meter Replacements

- Water meter replacement cost ~\$700; high-usage short-term rentals are prioritized

## Public Comment – Valve Replacements on Ridge Road

- Multiple failed valves on Ridge Rd; excavation cost \$3,000–\$5,000 each + Kenny's labor. This work to happen over the next month
- Plan: replace one valve annually until backlog cleared

## Public Comment – Lake Level

- All water into the lake comes from snow melt, water coming down into the community plus ground water
- The lake will not be "full" this year if the drought remains
- Kullman is the referee to keep track of what we're releasing and if we're in compliance

## Shut-Off Services

- 1506 Lake Place Shut-Off
  - Kenny made three visits to the property:
    - First was a site inspection that revealed a dirty valve in need of service
    - Second was to perform disconnection
    - Third was to perform connection
  - Customer was not made aware of any costs associated with these services by Wisdom or Kenny
  - Kenny offered to remove the \$420 line item from invoice 32626 dated 3/26/2026

- Board is in agreement to update service fee to \$300 to cover two hours of Kenny's time (\$105 per hour) with some profit margin and to update the rules & regulations to make it clear the resident is responsible for any maintenance to the system during a disconnect.

Actions:

- SARAH: Update wording in *REVISED-VMC-WATER-RULES-AND-REGULATIONS-Final-Version* as follows:

Current:

*If water service is terminated, service will be reinstated once full payment for water service with a \$200.00 reconnect fee plus any and all legal fees and court costs are paid in full. Valley Maintenance Corporation reserves the right to file a legal lien on the property if a delinquent account is not brought current once notice is given to the property owner.*

Updated:

*If water service is terminated for any reason, service will be re-instated once full payment for water service is received along with a \$300.00 reconnect fee plus any and all legal fees and court costs are paid in full. Should any part of the system require maintenance (e.g. valve replacement, cleaning) the resident will be responsible for labor to complete this work at the labor rates listed above. Valley Maintenance Corporation reserves the right to file a legal lien on the property if a delinquent account is not brought current once notice is given to the property owner.*

- SARAH: Remove \$420 from 32626 invoice and resubmit to Wisdom for approval.

## Tap Fee – 28 Forest Lane

- Board has the impression from the resident that \$22,000 tap fee has been paid
- Jan-Mar 2026 Financial Statement of Activity does not show this as received
- Kenny asked: are there any standards for installing a new tap?
  - Home owner does all the digging and pipelines to get from the house to the main line. VMC is responsible for putting the tap, valve and riser on the main line.
  - Hardware is already owned, just Kenny's labor and whatever small amounts of hardware are needed. Roughly \$2,000 in total costs.
  - Kenny needs to verify the homeowner's lines are dug deep enough
- This is the first tap fee VMC has seen in three years so we can't expect any more tap fee income.

Actions:

- SARAH: check bank accounts to see if \$22,000 tap fee has been received.

- LEONARD: Ask Jeff Odor to understand if we can make use of excavation dirt from 28 Forest Lane for the System #2 Tank Upgrade project

- GREG/BILL: Ask owners if we can take the excavation dirt from their property (from

driveway and pipe burying) to bulk up System 2. Digging for driveway is planned to start tomorrow.

## Gross Leak – 363 Ridge Road

- Customer is aware. Kenny talked to resident on the phone at the time of the leak discovery and told her the water was being shut off. He took a picture of crawl space and sent it to her.

Actions:

- **SARAH**: Ask Wisdom to confirm status of communication with resident. Was \$70k bill issued?

## System #2 & Dam Lining Capital Project

- Design submission to State pending (Jeff Odor)
- Grant opportunities: DOLA (dam), CO Revolving Fund (System 2)
- Kenny attending grant training May 18
- May be possible to retroactively apply for grants? More research needed.
- Without grants, we may be required to raise rates to cover the costs of both the dam and the system #2 projects

Actions:

- **KENNY**: Share information for CO Revolving Fund training so that board members can attend.
- **SARAH**: Talk with Teller County SAR members about grant fund applications

## Administrative

- New Letter of Engagement with Wisdom Management
  - Bill has not signed
  - New letter states that monthly invoice is not to exceed \$2,500 (down from \$5,000)
  - Need to clarify who our contacts are at Wisdom going forward.
- Access to [vmcdivide@gmail.com](mailto:vmcdivide@gmail.com)
  - Bill will attempt to turn off two-factor authentication
  - Currently forwarding to Wisdom email address (only one allowed)
  - Once board members have access, we can list address for contact on Wisdom website

Actions:

- **SARAH**: Resend letter of engagement to Bill for signature and forward to Wisdom
- **SARAH**: Email Wisdom asking who our contacts should be going forward.
- **BILL**: Turn off two-factor for vmcdivide email address so board members can access

## Financial & Billing

- Jan-Mar 2026 Financial Statement of Activity approved
- March Payables approved
  - Kelley invoice approved
  - Invoice FGD20269144 from State of Colorado not approved – payment will not be made until appeal process is complete. Appeal is due April 26, 2026. Invoice is due 5/29/2026.
- Board is in agreement to close Pikes Peak Credit Union CD x7606 and move balance of ~\$71,477.40 to Vectra Bank
  - The goal is to remove Pikes Peak Credit Union as a bank used by VMC
  - Treasurer will find investment opportunities for these funds and present them to the board in the June regular board meeting.

### Actions:

- **SARAH**: Close PPCU x7606 account and move funds to Vectra Bank checking account

## Meeting Closed

Meeting was adjourned at 8:40pm.