

## RECORD OF PROCEEDING

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF: FOREST VIEW ACRES WATER DISTRICT AND THE BOARD OF DIRECTORS OF THE WATER ACTIVITY ENTERPRISE HELD THURSDAY OCTOBER 22, 2025

#### ADMINISTRATIVE ITEMS

The regular meeting of the Board of Directors of the Forest View Acres Water District, El Paso County, Colorado was called to order on the day shown above by Director Quinlin in accordance with the laws of the State of Colorado. The following Directors were acting:

Gregory Hoffman, Term Expiration: May 2027  
Vincent Guthrie, Term Expiration: May 2027  
Matt Quinlan, Term Expiration: May 2027  
Garrett Heintzeman, Term Expiration: May 2029  
Stephen Andrichak, Term Expiration: May 2029  
Paul McKean, Term Expiration: May 2029  
David Phetepplace, Term Expiration: May 2029

Also present were:

Molly Couture; Community Resource Services, LLC (“CRS”)  
Riley Meggers; Community Resource Services, LLC (“CRS”)  
Andrea Kehrt; Vranesh and Raisch, LLP  
Gabby Begeman; ORC Water Professionals  
Will Koger, Forsgren Associates, Inc.

#### CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 6:00 p.m.

#### APPROVE AGENDA

Ms. Couture presented for the Board’s approval the proposed Agenda. Upon motion duly made by Director Andrichak, seconded by Director Guthrie and, upon vote, unanimously carried, as presented.

#### MINUTES

The Board reviewed the Minutes of the September 24, 2025, Regular Board meeting. Motion duly made by Director Guthrie, seconded by Director Andrichak and, upon vote, unanimously carried, the minutes were approved, as presented.

#### PUBLIC COMMENT

There was no public comment.

## **OPERATIONS REPORT AND MAINTENANCE ITEMS**

ORC Water Professional's Monthly Operations Report – Ms. Begeman presented the operations report. She shared an update about the repairs on Sandstone and the challenges experienced in that project. She recommended that area continuing off Abo be considered for future capital expense planning. There was a further discussion with the Board about the future of water main replacements. She shared an update on the SWTP project.

She updated the Board on the status of the District as a TENORM registered entity.

## **CAPITAL / ENGINEERING ITEMS**

Forsgren Engineering Updates – Mr. Koger updated the Board regarding the Surface Water Treatment Plant project. Motion duly made by Director Quinlin, seconded by Director Andrichak and, upon vote, unanimously carried, the Board revised the approval of the change order No. 7 for the Surface Water Treatment Plant for the shed at the cost not to exceed \$18,602.00, and to pay 50% of the cost to the supplier directly upfront. The Board decided to wait to approve upcoming change orders for two more weeks.

Motion duly made by Director Quinlin, seconded by Director Guthrie and, upon vote, unanimously carried, the Board ratified the email decision of the change order No. 7.1 for the Surface Water Treatment Plant to approve an additional \$7,883.00 for the electric butterfly valve.

Mr. Koger reviewed the Cloven Hoof Loop Project and timelines for the project and announced that it is on time and on schedule.

## **FINANCIAL ITEMS**

The Board reviewed the 2026 Draft Budget. There was a discussion about fee increases. Ms. Couture will draft resident-facing language for the Board to review.

Mr. Guthrie presented the monthly cash position and unaudited financial statements that were provided in the board packet.

- Billing Register Report (enclosure) – No action was required.
- Tap Fee Report (enclosure) – The Board gave direction to Ms. Kehrl regarding Tap Fees.
- ARPA Expense Form & Summary (enclosure) – No action was required.

Payment of Claims: Mr. Guthrie presented the current payment of claims in the amount of \$410,393.72 with auto payments totaling \$2,766.15, totaling \$413,159.87. Following review, upon motion duly made by Director McKean, seconded by Director Andrichak, upon vote, unanimously carried, the claims were approved, as presented.

## **DIRECTORS ITEMS / OTHER BUSINESS**

Look Ahead Schedule – Ms. Couture reviewed and discussed the look ahead with the Board.

Public Hearing – Ms. Couture confirmed that the homeowner had been properly noticed according to state statute. Then, Director Hoffman opened the Public Hearing for the Certification of Delinquent Accounts. After discussion, Director Hoffman closed the Public Hearing. Upon motion duly made by Director McKean, seconded by Director Guthrie, upon vote, unanimously carried, the resolution was approved as presented. *The Certification of Delinquent Account Resolution can be found as Exhibit A of these minutes.*

Upon motion duly made by Director McKean, seconded by Director Andrichak, and upon vote, unanimously carried, the Board approved to extend the meeting by thirty minutes.

**LEGAL MATTERS**

ADJOURN INTO EXECUTIVE SESSION IF NECESSARY Pursuant to §24-6-402(4)(e), C.R.S. for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators., pursuant to §24-6-402(4)(b), C.R.S. to consult attorney on specific legal questions.

Motion duly made by Director Heintzeman to move into Executive Session at 7:53 p.m. seconded by Director McKean and, upon vote, unanimously carried, the Board moved to Executive Session to review and discuss contract negotiations regarding the Waterline Break at 4639 Redstone Ridge.

Motion duly made by Director McKean to move out of Executive Session at approximately 8:09 p.m., seconded by Director Andrichak and, upon vote, unanimously carried, the Board moved to return to the regular Agenda.

**ADJOURNMENT**

There being no further business to come before the Board, upon motion duly made by Director Andrichak, seconded by Director Guthrie, upon vote, unanimously carried, the Board adjourned the meeting at 8:09 p.m.

Respectfully submitted,

\_\_\_\_\_/s/ Molly Couture\_\_\_\_\_

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 22, 2025 MINUTES OF THE FOREST VIEW ACRES WATER DISTRICT BY THE ACTING PRESIDENT OF THE BOARD SIGNING BELOW:

\_\_\_\_\_/s/ Gregory Hoffman\_\_\_\_\_

GREGORY HOFFMAN, President