

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DEIKE ESTATES SPECIAL IMPROVEMENT DISTRICT HELD JULY 11, 2024

A special meeting of the Board of Directors of the Deike Estates Special Improvement District was held on July 11, 2024, at 1:00 p.m. The meeting was held virtually via Zoom teleconference.

In attendance were Directors:

Dan Dunstan	President	2025
Keith Dragoo	Treasurer/ Clerk	2027

Also in attendance were:

Dani Cyr; CGRS
Ashly Dorey; Community Resource Services of Colorado
Fay Alizadeh; Rodeway Inn

Call to Order/Declaration of a Quorum of the Board: The meeting was called to order at 1:01 p.m. A quorum of the Board was present.

Approval of Agenda: Director Dunstan asked to add the consideration of appointment to fill a vacancy to the agenda. Director Dunstan moved to approve the agenda as amended. Upon second by Director Dragoo, a vote was taken, and the motion carried unanimously.

Utility Billing:

- a. Fay Alizadeh, the owner of the Rodeway Inn hotel was present to discuss their utility bills and payment for the new meters. Mrs. Alizadeh spoke to the Board about her business and gave them a bit of history. The Board discussed water usage, rates in place and the water system capital improvements needed with Mrs. Alizadeh. Mrs. Alizadeh asked for an email with her updated balance. The Board asks the Rodeway Inn to check for any leaky toilets, sinks etc.

The Board had further discussion about the meter installations and usage across the District. They would like to look into usage at the hotel further to help locate any loss of water that may be occurring.

Engineering Items:

- a. Water Meters: Ms. Cyr reported that the fence was locked at Kenworth, she was not able to look at the meter pit this week, however the lot has been cleared. We should be able to use the existing meter pit. She is working to rework the proposal with this information and will provide it to the Board as soon as possible. Additionally, she was able to speak with T Joes Restaurant and they confirmed they've replumbed their bar line.

- b. Water Tower Improvements: Ms. Cyr and Ms. Dorey met with Chuck Graber from McGuire Water this past Tuesday. They spoke about phasing the recommended work and prioritizing what needs to be done first. Mr. McGuire would like to be put in touch with the Water Operator to ask some questions about the system.
- c. Sewer Assessments: CGRS was on site on Monday, July 8th to walk the District with a representative from the DEQ. At this point, we'll continue to wait for the settlement agreement and see what recommendations the state has.
- d. Drain Field Improvements: CGRS received reports back with nitrate levels, which are still reading high. The state has asked when the monitor well was put into place and how deep it was drilled, they would like to verify it's monitoring the correct aquifer.

Administrative Items:

- a. Review and Approval of Minutes: After review, Director Dunstan moved to approve the minutes of the June 13, 2024, Regular Meeting as presented. Upon second by Director Dragoo, a vote was taken, and the motion carried unanimously.
- b. Review and Approve Payables: The Board reviewed the current payables list. Director Dragoo moved to approve payables as presented. Upon a second by Director Dunstan, a vote was taken, and the motion was carried unanimously.
- c. Review and Approval of Unaudited Financial Statements: After review, Director Dunstan moved to approve the Unaudited Financial Statements ending June 30, 2024. Upon a second by Director Dragoo, a vote was taken, and the motion carried unanimously.
- d. Review and Consider Adoption of the 2024-2025 Proposed Budget: Ms. Dorey reviewed the draft budget and proposed a few updates. After review, Director Dragoo moved to adopt the 2024-2025 Budget as presented. Upon a second by Director Dunstan, a vote was taken, and the motion carried unanimously.

Other Business:

- a. Consider the Appointment to Fill a Vacancy: Director Dragoo moved to appoint Jared Reorda to fill the current vacancy. Upon second by Director Dunstan, a vote was taken, and the motion carried.

Adjournment: With no further business, Director Dunstan moved to adjourn the meeting. Upon a second by Director Dragoo, a vote was taken, and the meeting was adjourned at 1:56 p.m.

Respectfully submitted,

Ashly Dorey

Ashly Dorey, Recording Secretary