

## RECORD OF PROCEEDINGS

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### MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DEIKE ESTATES SPECIAL IMPROVEMENT DISTRICT HELD February 5, 2024

A special meeting of the Board of Directors of the Deike Estates Special Improvement District was held on February 5, 2024, at 12:00 p.m. The meeting was held virtually using zoom meeting.

In attendance were Directors:

Cory Dieter	President	2027
Keith Dragoo	Treasurer/ Clerk	2027

Also, in attendance were:

Kristan Buck; CGRS  
Sue Blair, Marcos Pacheco and Ashly Dorey; Community Resource Services of Colorado

Call to Order/Declaration of a Quorum of the Board: The meeting was called to order at 12:00 p.m. A quorum of the Board was present.

Approval of Agenda: Director Dieter moved to approve the agenda as presented. Upon second by Director Dragoo, a vote was taken, and the motion carried unanimously.

Engineering Items:

- a. **Water Meters:** Ms. Buck reported that the District has received transmitters and parts, although not yet the meters. The meters are expected to arrive sometime in February. Once the meters are received, the District can schedule an operator to come out to install the new meters and transmitters. She noted that business owners are responsible for the cost of their own meters and related parts. The District will be responsible for it's primary and secondary meters on the well as required by permits.
- b. **Water Tower Improvements:** Ms. Buck reviewed proposal details from Interstate Contracting & Coating, Inc. and Tank Management Solutions. Interstate provided a proposal for interior work on the tank at about \$80,000, which would include maintenance over the next 10 years. Tank Management Solutions can do the work for a similar cost, but did not include such an extensive scope of work. Ms. Buck noted that the tank is inspected every 3 years for a cost of about \$4000 per inspection. This inspection would be included in Interstates agreement. After some discussion, Director Dieter moved to approve the work to be completed by Interstate Contracting & Coating, Inc. Upon a second by Director Dragoo, a vote was taken, and the motion was carried unanimously. CGRS can provide a work order contract and collect a certificate of insurance from the contractor, for a 15% oversight fee at the Districts request.

- c. Sewer Assessments: Ms. Buck reported that CGRS is working to answer the state's questions regarding the sewer system and its connections using data they collected during an assessment done at the end of December. Ms. Buck reported that Kenworth failed a test. She has not been able to reach Marc Hess regarding this test result. Additionally, an interceptor failed at Sapp Bros, CGRS is meeting with them tomorrow to discuss a remedy. A broken sewer line was detected under T Joe's RV Park; they have also been unresponsive about repairs. CGRS recommended the Board send a letter to the respective business owners as a next step; they can provide this letter at the Board's request. The Board agrees this is an appropriate next step and would like CGRS to send out letters.

Ms. Buck reported that Twin Peaks has a few floor drains that may need to be plugged. She noted they don't look to be in use, if this is the case, they can be plugged. If they are in use, there needs to be a tank at the end, which should be pumped out. These drains should not discharge into the ground field as drain water.

Lastly, Ms. Buck recommended the District reach out to B& B Sewer & Septic to confirm they will continue to pump out the wastewater treatment tanks quarterly.

- d. Drain Field Improvements: CGRS has found that the piping has sunk. They were out on Friday to assess how much it would take to correct the flow to the other half of the leach field.

Administrative Items:

- a. Review and approve minutes of the January 8, 2024, Special Meeting: Director Dieter noted that Wells Fargo would like more detail on the minutes indicting the 'key executive' of the District. Director Dieter moved to approve the minutes of the January 8, 2024, meeting as amended.
- b. Transfer of Records: Director Dieter noted that he has the District documents in his office in Omaha. He is working to get himself listed as a signer on the checking account with Wells Fargo. Once this is complete, he will send the documents to CRS.

Other Business: None

Adjournment: With no further business, Director Dieter moved to adjourn the meeting. Upon a second by Director Dragoo, a vote was taken, and the meeting was adjourned at 12:37p.m.

Respectfully submitted,

*Ashly Dorey*

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Ashly Dorey, Recording Secretary