

**Minutes**  
**Board Meeting & Budget Hearing**  
**South Fork Water & Sanitation District**  
**July 21st, 2021**  
**28925 W Hwy 160, South Fork, CO 81154**

Board Meeting called to order at 6:30 PM Pledge of Allegiance, Invocation, Board members present Darrell Davis, Ellie Fluck, Darrel Gillespie, Tom Slade, Emily Cruz Office Administrator, and Ron Carpenter District Manager.

Approve June 16th, 2021 Minutes – Motion to approve June 16th, 2021 Minutes made by Fluck, 2<sup>nd</sup> by Gillespie. Motion carried.

Additions or Corrections to Agenda – None

Public Comment – Roland Zimmerman- Rio Grande RV Resort, RV Park vs. Resort. An RV Park has daily, weekly, monthly rentals. A resort has leased spaces for long term leases, and amenities include-Sales Office, yearly access, Fitness Center, Ice Cream Parlor, Laundry Mat, Boutique, Club House. The city will allow cabins to be built on the leased spaces and be open 12 months out of the year. There will be 4 Phases- Class A Coaches and cabins, 5<sup>th</sup> Wheel & Trailer, Park Model, Small RV's daily and weekly rental.

The letter sent to Zimmerman from Ron clearly states according to our Rules and Regulations “Tap Fees” need to be paid up front. Zimmerman would like to pay the fees when the RV lots are leased. Since South Fork Meadows LLC (Stanley Blackstone/Kurt Carleton), Rio Grande RV Resort gave us easements when the Sanitation District was developed. They now want consideration from the Sanitation District to not charge them tap fees up front.

The cabins will be rented. 150 lots could have RV and Cabin. The town says as long as they comply with setbacks there is no limit on the size of the cabins built. Rio Grande RV Resort will hook up to the Town water and District's sewer system. Zimmerman says they will pay tap fees on RV and will upgrade to full system development charge if they choose to build a cabin at a later date, but he still does not want to pay tap fee upfront. Davis asked if all the tap lines will be done in Phase 1 and what if someone builds a cabin and then wants to add a two story on to that cabin? Zimmerman replied that a two story cannot be added on. RV must be on site in summer, there will be no cabin use without an RV present in the summertime. Phase 2 tap fees would be paid 100% up front to start.

Financial Report as of July 20th, 2021

Motion to approve financial report made by Fluck, 2<sup>nd</sup> by Gillespie. Motion carried.

**Operator's Report** - Ponds are returning to normal slowly, they will barely pass testing. Second testing we got a soft violation. Ron ordered probiotics. There is a lot of use going on. Ron and John have been having to do a lot of maintenance due to the construction - they found a separated line about 200 ft., from where the city is putting in a water line, they will repair it once the city gets closer to it. They also found a manhole full of tree roots. Ron and John had to clean it out and it was not easy. Extra water is coming in at Vista Del Rio. Four manholes are producing water. RMS Utilities put this line in. Lift Station is totally done and working as expected. Brand new pump came in for Lift Station #4. Some painting and jetting have been done.

**Continuing Business –**

*Lift Station #4 - Done*

*New Building* – Process is moving forward. The bathroom has been put on the drawings and will be submitted to Randy Kern for inspection. The garage doors are in Alamosa.

*Rio Grande RV & Resort* – Ron will check and see how it fits our regulations, will get an updated map and a more precise definition of all Phases of the resort. A contract will have to be drawn up.

*Rail Road Right of Way* – Atty., Hobbs is working on it. Letter sent to IMG Rail regarding easement before we go to the Public Utilities Commission.

**New Business –**

*Budget Review*- Emily presented a year-to-date budget comparison for Board review.

*Discussion of SF Water name with CO Public Utilities Commission*- Ok to call PUC and check on the conflict of the name with Town of South Fork Water Enterprises.

**Adjourned**- Motion to Adjourn made by Slade, 2<sup>nd</sup> by Fluck. Motion carried.

Respectfully submitted this 18th day of August, 2021.

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Darrell T. Davis, President

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Emily Cruz, Office Administrator