

**Minutes  
Board Meeting  
South Fork Water & Sanitation District  
April 20th, 2022  
28925 W Hwy 160, South Fork, CO 81154**

Board Meeting called to order at 6:30 PM Board members present, Darrell Davis, Ellie Fluck, Tom Slade, Darrel Gillespie, Emily Cruz Office Administrator and Ron Carpenter District Manager. Lowell Hicks was present as well.

Approve March 16th, 2022 Minutes - Motion to approve minutes made by Fluck, 2nd by Gillespie. Motion carried.

Additions or Corrections to Agenda – Motion to approve Agenda made by Fluck, 2<sup>nd</sup> by Slade. Motion carried.

Public Comment – *Lowell Hicks/Doughnut Shop*- Ron introduced Lowell to the Board. Lowell explained they are not cooking anything on site because it is not profitable. They are buying them pre-cooked and frozen and warming the donuts in the oven. Ron could not find anything in our regulations that stated they needed a grease trap being it is set up as cottage shop. The fryer is not being used. Suggestion was made to take the fryer out. This is not a commercial kitchen. There are no tables and there are no three compartment sinks. It does have one small under the counter grease trap and one small sink. If and when Lowell builds his strip mall, one unit will be restaurant style. As of right now there are no plans to move forward due to the cost.

**Financial Report as of April 19th, 2022**

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

**Operator's Report** – Everything is going well. Passed all our lab tests. Ponds look good. Having some trouble with the aerators. Ron is going to try to avoid fixing the aerators at this time until we have to get the ponds done. Ron spoke to Alan Sakowitz from Village at Alder Creek; he can't find anyone to video and clean the lines locally. Would like to know if we can video and possibly clean the lines? Ron also spoke to Terry Weaver from Big River about putting in lift stations in on the property he is developing.

**Continuing Business –**

*New Building* – Light fixtures will be coming in. Still need to install water and sewer lines. Sand and Oil separator have been installed and most of the sewer lines.

*Rio Grande RV & Resort* – Zimmerman called Ron because he heard 500 Tiny Homes are supposed to be coming and more development starting in South Fork. Zimmerman said, he wanted to buy 200 taps up front (\$750,000) total cost. Now he wants to pay \$25,000 a month until 200 tap fees are paid. The county will be billing property tax bill to the property owner and personal property (cabins and additions) to the lot leasee.

*Doughnut Shop*- Lowell is willing to put something in writing that nothing will change for now. If there are any changes to this building then this matter will have to be reconsidered again. For now, Ron will get something in writing from Lowell and also have SLV Law (Matt Hobbs) draw up a conditional waiver of the grease interceptor. This subject will be tabled until the next meeting.

**New Business** – Motion to have everyone as signatories on all bank accounts including Elenore Fluck, Robert Navara and Ron Carpenter. Have TJ Brown removed from all accounts, made by Fluck, 2<sup>nd</sup> by Gillespie. Motion carried.

**Next Meeting Date- May 25th, 2022**

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