

BOBCAT MEADOWS METROPOLITAN DISTRICT

Agenda of 02-10-2026 Meeting

Meridian Point Church 5:30 p.m.

Call to order

Director Graziano

Board will handle billing, late fees, or postings for any member accounts

Approval of meeting Agenda:

Director Graziano

Review and approval minutes:

Board

YTD Financials

January Financial Report

Debbie Stanford/Director Blankenship

Review and Approval Bills

Director Blankenship/Debbie Stanford

Signing of Checks

Board

Review of Disconnected Accounts

Board

Operators Report:

Dave Stanford/Director Blankenship

January Operations Report

Action item for Attorney

N/A

New Business

Board

New Water Meter Installation

Monthly rate for non-metered water service

New Current Online Billing

Complaints about water bills

Old Business

N/A

Adjournment:

Next Meeting: May 12, 2026, Meridian Point Church 5:30 pm

BobCat Meadows Metropolitan District

February 10, 2026

Scheduled Board Meeting

Shawnee Graziano, Mary Garcia, John Blankenship, Mike Snelling, Victoria Graziano, Dave Stanford and Debbie Stanford H2O

CALL TO ORDER

DIRECTOR GRAZIANO

Director Graziano called meeting to order. Motion to begin meeting made by Director Snelling, motion seconded by Director Blankenship. Motion carried.

A number of members of the public were present to discuss problems with their bills. Director Blankenship and Dave discussed the issues with each member.

APPROVAL OF MEETING AGENDA

BOARD

Director Graziano called for a motion for the agenda to be approved. Director Blankenship made a motion to approve agenda with an edit to add 1099s to New Business and Director Victoria seconded. Motion carried by all the board.

REVIEW AND APPROVAL OF MINUTES

BOARD

Board members reviewed November's meeting minutes. Minutes were approved. Motion was made by Director Victoria, and seconded Director Snelling. Meeting minutes for November were signed and filed with the county by Director Garcia.

YTD FINANCIALS:

Director Blankenship, Treasurer/ Dave & Debbie Stanford

January's financial reports. Year-to-Date: Gross \$10,921.18, Total Expenses \$10,007.11, Total Net Operating Income \$914.07. October Gross Profit \$10,921.18, Total Expenses \$10,007.11, Net Operating Income \$914.07.

There is \$23,311.90 in Chase. Colo Trust has \$524,664.69. Average income is \$16,000 a month. That is down about \$6,000.

Director Blankenship made a motion to approve the YTD Financials. Director Snelling seconded.

Review and Approval of Bills

Director Blankenship/Debbie Stanford

Invoices of January's bills were discussed with the board. A motion to approve checks was made by Director Blankenship and seconded by Director Victoria. Motion carried.

Review of disconnected accounts.

There are 40 delinquent accounts that are 90 days past due. Notices were sent out by email. Accounts past 6 months due were posted with a paper. The other 40 were errors within the gWorks program that carried over into to Current program. We need to get information back to H2O from water users to be able to correct this problem. Dave is not asking for proof of payment. People need to let us know what they think they still owe so they can pay and get it fixed. All of H2O's emails are apologetic towards the customers. Customers need to know the customer portal website. It needs to be on the POA website. When the meters are read at the end of February, discrepancies will be settled by what the customers think they have used.

Operators Report

H2O – Dave Stanford

January's Operations Report

Please see attached file.

Director Snelling made a motion to accept the Operators report. Director Blankenship seconded. Motion carried.

New Business

BOARD

There are some major issues with the water meter installations. A meter wire under one house was cut by a home inspector. 25 feet of wire is missing. Water shut off valves are broken. One man broke his meter pit, and another pulled the plastic pipe. One meter box was installed and the owner threw it away. Someone stuccoed their house and threw the transmitter away. Two shutoff box replacements will need a locator company to come in and tell us where the water line is and where the wire ends so we can excavate the valve. Dave will get two bids; one from Land Excavating and one from Olsen and get these issues fixed. It needs to be done by the end of March. We need to make it clear that we will only fix this once and then they will be billed if it happens again. The meter pit will be ordered and money taken back out of Colo Trust. If these problems arise again, the customer's water will be turned off, and if a meter or wire is tampered with, it will be a \$1000 fine. It is critical that we make these meters accurate.

Dave will leave two of the new shutoff keys at the water plant, then John can turn off water for customers who need a new shut off valve installed under their house. The treasure report and CCR will be put on the website. We will let Paul know about contacting Bobcat Meadows by email. We can send mass emails through Current.

Dave sent the 1099's through Quick Books and money was taken out of the account 3 weeks ago. Dave will have Helen email them to everyone.

It was requested that customers Joan and Kirk be sent the amounts of their bills from last year until present. This is not possible because when gWorks was shut down, we lost access to last years bills. Director Graziano will help them get to the Current website and look at the bills that are posted there.

OLD BUSINESS:

BOARD

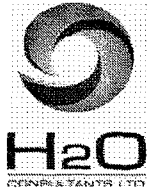
N/A

ADJOURNMENT:

Director Snelling made the motion to adjourn. Director Victoria seconded. Motion carried by all board members.

Next meeting

May 12th, 2026, Meridian Point Church 5:30 p.m.



P.O. Box 1905
Woodland Park, CO 80866-1905
(719) 687-2386 Office
(719) 687-1426 Fax

February 10, 2026

Bobcat Meadow Metropolitan District
P.O. Box 463
Woodland Park, CO 80866-0463

Re: Operator Report

Dear Board Members,

The water treatment plant is operating normally, and the wells & pressure pumping system are working flawlessly. The water pressure pumps, and the wells continue working based on water levels in the water storage tank.

WATER PLANT:

The water treatment plant is working well. The OPTO 22 automation system is working well.

METER READINGS:

One hundred and thirty two water meters are now being read with the drive-by meter reading system so far. We have updated the Mueller drive by meter reading system software to accept a csv file for reading the meters. This allows the district to edit the csv file to all the new water meters being installed.

Mountain States Pipe & Supply is in the process of installing the 175 new water meters. Nic with Mountain States updates me daily with the new meters installed. This allows me to update the Current software to the new meter number and past and present meter readings.

At this point it appears that Mountain States has many new meter left to install before our March 31, 2026 target for full installation of the new meters.

Some water users are attempting to opt out of the water meter replacement. Nic and I are letting them know that opting out of the meter upgrade is not an option.

Notification of the meter change out project was emailed to the water users in December 2025. We continue to remind folks to schedule their water meter replacement with all communications with them.

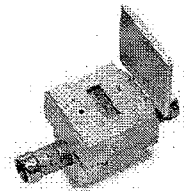
PAST DUE ACCOUNTS:

Please note the 90 days past due accounts report that was emailed to the board.

2026 WATER SAMPLING:

The second round of PFAS sampling is completed. No PFAS has been detected in the drinking water with the second round of sampling.

2026 starts a new round of CDPHE required treated water monitoring. These required water samples will be taken over in the coming months. Monthly bacteriological sampling of the distribution system is ongoing.



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CURRENT ONLINE WATER BILLING:

I am working with Current Software using their on-line billing software service. We are working with the program to update the new meters being installed and clean up the meter readings and accounts transferred from the gWorks program.

We have been working many hours to make the new Current billing software available to the district, notifying the district's water users of the meter change out project, and working with Mountain State Pipe & Supply to keep the billing program correct.

2026 ADUDIT EXEMPTION:

I have been passing emails with Max with Briggs & Kofford regarding the 2025 audit exemption. I will keep the board abreast of his progress.

DISTRICT WEB SITE:

I continue to attempt to keep the district's web site updated with the latest district information. This job is not one I am extremely good at. Too forgetful.

Please let me know if you have any questions regarding this report.



David Stanford
President
H2O Consultants Ltd.

H2O

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