

Bobcat Meadows Metropolitan District

MEETING AGENDA SPECIAL SESSION

Location: Water Plant

Date: March 7th, 2026

Time: 1:00 PM

AGENDA DETAILS

I. CALL TO ORDER DIRECTOR GRAZIANO

- a. Approval of meeting Agenda
- b. Bills approved and checks signed
- c. Resolution motion and signed by all Board members

II. DISTRICT MEMBERS COMPLAINTS/CONCERNS

- a. Tier and rates
- b. Water bill disputes
- c. Management company /disputes
- d. Resolutions to fix District members issues
- e. Meeting times in the District

III. BOARD POLICIES

- a. Board to go over policies that have been made in the past.
- b. Board members to update or have new policies in place for issues that continue to cause issues in the District.

IV. CONCLUSION

- a. Board members to decide when to have the next Special session and where it is to be held.

BobCat Meadows Metropolitan District

March 7, 2026

Special Board Meeting

Shawnee Graziano, Mary Garcia, John Blankenship, Mike Snelling, Victoria Graziano

CALL TO ORDER

DIRECTOR GRAZIANO

Director Graziano called meeting to order. Motion to begin meeting made by Director Victoria, motion seconded by Director Snelling. Approved by the board, Motion carried.

Approval of Meeting Agenda

BOARD

Director Graziano called for a motion for the agenda to be approved. Director Blankenship made a motion, and Director Snelling seconded. Motion carried by all the board.

Review and Approval of Bills

Director Blankenship

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

Review and Approval of & Signatures on:

Board members reviewed the Resolution to move budget items. Director Snelling made a motion to approve it, and Director Victoria seconded. Motion carried. The Resolution was signed by all board members present.

District Members Complaints/Concerns

Tier and rates

The Board will look into everyone who was in Tier 2 and give them a refund. Dave is overriding the Board on decisions/refunds/bills, etc. We will take this up at the May meeting and challenge the action because he circumvented the Board members.

The tiers of the water rates were changed. The tiers should be as follows:

T1 0 to 8,000 - \$10.97, T2 8,000 to 22,500 - \$15.48, T3 22,501 and ongoing - \$21.48

Water bill disputes

The Board listened to members complaints which included the following: Clearly everyone in January was overcharged. How do we get our money back? Bills went up and then went back down in February. Dave told John Sabell that they stopped billing on Dec. 15 and just guessed on people's bills because they fired the other billing company. John Sabell should be refunded

for over charged bills. He is owed \$295.21 by company for July through March. The original amount overcharged was \$339.25, but \$44.04 was already refunded. Acc #26-1 is owed a late fee of \$0.64 One customer cannot get bills paid because they could not use her credit card or computer and would not get it done. Today she got 2 duplicate bills, both showing she is late and unpaid with late fees.

Management company/disputes

There was a question over contractor damage of some service lines amounting to \$1200. It is more expensive to have Pete take them to court than to pay for damage. We are a utility company, so we have to follow those laws, so we cannot take the contractor to small claims court. If fiber optics damage water lines, the Water Board pays for it. We need to have people call the management company or one of the Board members to have someone come out and mark water lines on customers properties before they come. Director Blankenship can locate a water line. Fiber optics are already in our neighborhood. They will be hooking into existing boxes. John Sabell is getting CCed on communications about other people's bills. This is a breach. There are complaints that Bobcat Meadows does not respond to phone calls and/or they hang up on people, and they will stop communications if you argue with them. They are rude and non-responsive. There are no answering of calls or messages, and customer calls are not being recorded as was originally requested of them by the Water Board. A customer asked when we can fire H2O and was told by the end of the year. We need written proof to do this. Forms can be filled out and sent to state. One customer asked that Board members would look at everyone's bill for the last few months and make sure they were not overcharged. Customers are confused by the name Bobcat Meadows. Bobcat Meadows were the developers. The Board would love to change the name to Southfork, but it involves legal fees.

Resolutions to fix District member issues

Director Blankenship wrote down customer issues not involving billing, and they can be brought up at the next meeting under New Business. Customers should be CCed on conversations between the Board and management company about their issues. Customers were told they can join the website through the Bobcat (H2O) website and can pay bills through them. John Sabell will stay on the POA Board for two more years so we can get this fixed and he will help Director Graziano and the Board with all of these problems.

Proposal to Water Board: Director Graziano has notes from interviewing other management companies in the past. POA can call in District members to vote on whether or not to keep this management company. No Water Board member would be allowed to vote. If they decide to keep the present management company, this membership must put in place things that controls of fixes these issues, and management must comply. If Public decides to look at other companies, there must be a POA Board member and a Water Board member on the interview board. Director Blankenship made a motion to allow POA members to vote on management company, and then to either proceed with getting things fixed or looking for other management companies. Director Victoria seconded and the motion passed.

Director Victoria made a motion to legally excuse Director Snelling from the meeting. Director Graziano seconded and the motion passed.

Meeting times in the District

Meeting times will be posted on the POA website, the Bobcat Meadows website and all entrances to the neighborhood.

Board Policies

Dave found a new company that is much like UBMax. Dave set up

Conclusion

Board members set next Special Session to be held on April 7, 2026 at Meridian Point Church, 5:30 p.m.

ADJOURNMENT:

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

Next regular meeting:

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