

BOBCAT MEADOWS METROPOLITAN DISTRICT

Agenda of 05-12-2026 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

April 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

April Operations Report

Action item for Attorney

N/A

New Business

Board

Water Tier Rates

Management Company

Customer Complaints and Billing

Annual Meeting Date

Old Business

N/A

Adjournment:

Next Meeting: July 14, 2026, Meridian Point Church 5:30 pm

BobCat Meadows Metropolitan District

May 12, 2026

Scheduled Board Meeting

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

CALL TO ORDER

DIRECTOR GRAZIANO

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

REVIEW AND APPROVAL OF MINUTES

BOARD

Board members reviewed April's Special Meeting minutes. Minutes were approved. Motion was made by Director Kilgore, and seconded Director Blankenship. Meeting minutes for April were signed and filed with the county by Director Garcia.

Director Graziano asked for a motion that we do not renew H2O's contract and that we go move with a different management company. Motion made by Director Kilgore. Motion seconded by Director Victoria. Motion carried. None opposed. All Board members approved of going forward with a new management company.

YTD FINANCIALS:

Director Blankenship, Treasurer/ Dave Stanford

Money was moved from Colo Trust to City Bank on March 11, 2026, without approval from the Board. Director Blankenship asked Dave why that was done. Dave said it was done so we could pay all the bills. At the time checks were due we needed to transfer money to Chase account. Director Graziano asked what is in Chase right now and Dave said \$58,000. Director Graziano said we have too much money in Chase and need to move some to Colo Trust. Dave said we still need them for bills, and we will have approximately \$22,000 in the bank when we finish paying bills. Mountain States bill is very high because they finished the project on the meter readers, and we might need extra for that. Director Blankenship added the bills so that the Board could decide if we need the extra money to pay them. Everything is correct.

April's financial reports. Year-to-Date: Gross \$65,579.75, Total Expenses \$49,520.70, Total Net Operating Income \$16,059.05. April Gross Profit \$12,044.58, Total Expenses \$3,539.09, Net Operating Income \$8,505.49.

There is \$52,640.39 in Chase. Colo Trust has \$524,191.68.

Director Blankenship made a motion to move \$6,000 over from Chase to Colo Trust. Director Victoria seconded and motion carried.

Director Blankenship made a motion to approve the YTD Financials. Director Kilgore seconded. Motion carried.

Review and Approval of Bills

Director Blankenship

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

Review of disconnected accounts.

There was no discussion of disconnected accounts because there are those whose bills probably still need to be adjusted after all of the problems we have had. The Board will continue to work on fixing people's accounts with the new management company.

Operators Report

Director Snelling

April's Operations Report

Please see attached file.

Director Kilgore made a motion to accept the Operators report. Director Victoria seconded. Motion carried.

New Business

BOARD

Director Graziano called for a motion to schedule our annual meeting on July 14, 2026. Motion was made by Director Kilgore and seconded by Director Victoria. Motion carried.

A proposal was given to Board members and the public that were present. Public Alliance offered us a proposal. It was discussed with the public what we need Public Alliance to do for us. This company will handle all things going forward.

Director Snelling made a motion to move forward with Public Alliance. Director Kilgore seconded and the motion carried.

We had a customer who called in to have their water shut off and it was refused and they had no way to shut it off. Director Graziano would like to adjust their bill.

Director Blankenship was asked to change the lock on the water plant and will keep an eye on the plant.

The Board was asked what is needed from the public and the POA. We need them to support us in the work that we are doing to change companies.

OLD BUSINESS:

BOARD

N/A

ADJOURNMENT:

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

Next meeting

July 14th, 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

May 12, 2026

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

Re: Operator Report

Dear Board Members,

WATER PLANT:

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.

The OPTO 22 automation system is working well.

GENERATOR MAINTENANCE:

The district's backup generator is in need of new batteries and a radiator flush. The district has had an annual maintenance contract with Generator Source since March 8, 2022. The maintenance contract provides two annual maintenance inspections.

Generator Source has noted that the generator batteries need to be replaced and the radiator needs to be flushed. Combining the suggested maintenance items with the second annual generator inspection this fall reduces the costs of the maintenance by reducing two trip charges to one and completing all of the on-going generator maintenance.

The board has suggested bidding out the battery & radiator maintenance work. Based on the signed maintenance agreement it would likely be best to bid out the annual maintenance agreement for next year.

METER READINGS:

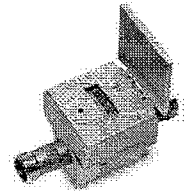
One hundred and seventy seven water meters where read on April 30th with the Mueller drive-by meter reading system.

Mountain States has installed all 175 new water meters. One meter failed to transmit on April 30th and has been repaired by Mountain States.

The Mountain States invoice for installation of the 175 water meters is in the financial report documentation.

CURRENT ONLINE WATER BILLING:

The district continues to use the Current Software on-line billing software service for the district's monthly billing. H2O Consultants has updated to all the new meters installed in the Current Software. H2O Consultants is updating accounts and user contact information as the information is received from the water users.



CONSULTANTS LTD

The combination of new water meters and the ease of using the Current billing program to pay monthly water billing is reducing the customer contacts regarding billing and water use questions with the district office.

Please note the April water revenue report attached.

2026 DISTRICT ANNUAL MEETING:

The State now requires special districts to have an annual meeting. Peter is requesting that the board set this annual meeting date.

I suggested holding the annual meeting during the regularly scheduled July 14th, 2026, board meeting. The State requirements for this meeting include notifying all the property owners within the district of the meeting by mail.

I would suggest the annual meeting invitation to the meeting be mailed with the district's annual Consumer Confidence Report. This would save additional mailing costs for the district. Additionally, a note can be placed on the July water billing card to remind the residents of the meeting.

A copy of the proposed meeting announcement is included with this report along with the Annual CCR. The State Statute also requires copies of self-nomination forms available at the district annual meeting.

According to Peter, the new state law requiring the annual meeting has a penalty. If the district does not hold an annual meeting its ability to tax will be rescinded by the State of Colorado.

DISTRICT WEB SITE:

I continue to keep the district's web site updated with the latest district information.

The costs of maintaining the state required web site through Appnet New Media Studio is now \$1,800.00 per year. Appnet has promised to forward an invoice for their services before this meeting. We have not received an invoice yet.

DELINQUENT ACCOUNTS:

There are three delinquent accounts that we need board approval to post. Please see the delinquent accounts attached to this report.

Please let me know if you have any questions.



David Stanford
President
H2O Consultants Ltd.