BOBCAT MEADOWS METROPOLITAN DISTRICT

Agenda of 07-14-2026 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

June Financial Report — **Director Blankenship**

Review and Approval Bills — **Director Blankenship**

Signing of Checks — **Board**

Review of Disconnected Accounts — **Board**

Operators Report: — **Director Blankenship**

June Operations Report

Action item for Attorney

N/A

New Business — **Board**

Review and Consider Approval of Agreement with Paul C. Rufien, P.C. For Legal Services (enclosure)

Review and Consider Approval of Proposal from Mountain Peak Controls for Water Plant PLC Replacement in the Amount of $35,025.00 (enclosure)

Review and Consider Approval of Proposal from Mountain Peak Controls for Installation of a Sensaphone Alarm Dialer and Remote Tank Level Monitoring System in the Amount of $8,275.00 (enclosure)

Discuss Transfer of Funds from ColoTrust to Fund Chase Account to Fund Payment of Claims

Consider Appointing Designated Election Official

Alex Simpson motion as elector for BCM

Rules and regulations updates from Director Snelling and Director Kilgore

Contracts for the Generator

District's insurance policy

Old Business

N/A

Adjournment:

Next Meeting: August 11, 2026, Meridian Point Church 5:30 pm

BobCat Meadows Metropolitan District

July 14, 2026

Scheduled Board Meeting

Shawnee Graziano, Mary Garcia, John Blankenship, Mike Snelling, Victoria Graziano, Lance Kilgore, Alex Simpson, and Andrea Manion

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.

APPROVAL OF MEETING AGENDA **BOARD**

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

REVIEW AND APPROVAL OF MINUTES **BOARD**

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

YTD FINANCIALS: **Director Blankenship, Treasurer/Andrea**

May's financial reports. Year-to-Date: Gross $107,440.41, Total Expenses $107,548.56, Total Net Operating Income -$108.15. May Gross Profit $21,369.11, Total Expenses $37,536.31, Net Operating Income $16,167.20.

There is $21,411.23 in Chase. Colo Trust has $531,764.12.

Andrea will change the presentation of financials. June will look a little different. The Board agreed. Director Blankenship wanted to verify assets. An audit will happen, but he wants to make sure things are correct. We need a breakdown of each system. Andrea will look into that and see if we need a revenue audit and to make sure we can cover emergencies. We do have a negative balance, but Director Blankenship said it is correct.

Desired changes for new budget: better line items in the budget and a 3 year plan.

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

Review and Approval of Bills **Director Blankenship/Andrea**

Invoices of June's bills were discussed with the board. There is a disputed invoice of $4,797.00 for H2O. All residents had already received bills by May. H2O was fired at that meeting, so Dave was done by May 12, and the billing was already done by April 26. They gave us two separate invoices for the same thing, so we were being double charged. H2O did nothing for us in June. Directors Snelling and Blankenship had to do an inventory of the plant. Dave told Director Blankenship he was not doing anything else for us after P.A. took over. The only thing we still owe them for is the cost of sending the box of our stuff to Public Alliance. It was sent as certified. Alex suggested that maybe Dave was asking for the $4,797 because of the contract. However, there was no contract, and he was not certified.

Alex explained that the bills reflect a higher dollar amount and the report may have more info than the Board is used to. This is due to the amount of work P.A. had to do to get everything up and running with them. That amount should go down. The Board was prepared for that.

Motion to remove disputed bill. Alex called for a motion to approve the claims for June 2026 through July 2026 with the amendment of the removal of invoice #4328 from H2O Consultants for $4,797.00. Director Snelling made the motion, and Director Victoria seconded. Motion carried.

Review of disconnected accounts.

The District has contracted with a new company, AMCOBI. Everything is included. P.A. service team has and will be reading meters. AMCOBI will do all the billing, CCNR distribution, and customer service. It may take some time to work out bugs. They accept payments by phone, email, checks and in person. It took P.A. a little while to figure out meter reads. After July it will be the 1st of the month for reading meters and bills sent around 3rd or 4th of month. June statements were sent out late. Bills will not be marked overdue until sending of next statements. Our contractors should be handling all of our customer problems. P.A. desires to make the Board's job as easy as possible.

Accounts past due: The Board will look into each account, find the average use, charge base rate, and the rest will be charged back to H2O. AMCOBI has started from scratch and are charging no late fees or miscellaneous charges. Some may have slipped through, but P.A. will take care of that. H2O was illegally charging late fees, but those will be corrected. Director Graziano will forward any communication from H2O to P.A.

The old web company contacted Director Graziano, and Dave had not been paying them for over 4 months, but she took care of it. P.A. has been working on a new website for BCM. The old website company has no desire to refund or prorate us. We are paying for about one half of a year that we are not using.

A motion to approve disconnected accounts was made by Director Kilgore and seconded by Director Snelling. Motion carried.

Operators Report — Director Blankenship/Alex Simpson

June's Operations Report

Please see attached file.

Everything is running well in the plant. However, it is too hot inside plant, 104 degrees or more, and this could cause damage to the computers. Director Blankenship needs access to sales tax exemption so he can get an air conditioner for plant. We have a small one for a temporary fix. We need to check radiator fluid for generator and make sure back up switch is up to date to ensure plant comes on after generator goes off.

Director Blankenship should not have to be in the plant so much. The contractor is there every Thursday and should be liable, not Director Blankenship. He spent about 12 hours making sure everything went well with transition. If we are willing, he has an invoice that will need to be approved.

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

New Business **BOARD/Alex Simpsom**

Board reviewed the Letter from Attorney Paul C. Rufien. P.A. is trained and knows Title 32 but we need a lawyer, at least to be available if we need to run things by him. With Paul we will not have to worry about retainers. He will only work for us when we need him and he won't do more than we want. His personal rate is $5oo an hour. Karen from P.A. office will draft final reports, etc. Director Kilgore made a motion to sign contract with lawyer. Director Victoria seconded and motion carried.

We have two proposals from Mountain Peak Controls. One is for a Water Plant PLC replacement for $35,025.00. The other is for Installation of a Sensaphone Alarm Dialer and Remote Tank Level Monitoring System for $8,275.00. There is a yearly fee of around $135. Our Scada system is out of date. It sends notifications to 4 different locations if the water inside the tank goes below a certain level, but there is a chance it will not work correctly. It needs to be done as soon as it is practical. These will compare what is used by customers and what is taken from the plant so we can know if someone is stealing water. The lesser proposal is more of a short-term immediate fix, and the larger is more long term. Director Snelling made a motion to approve spending $8,275.00 to upgrade the Scada system, and Director Kilgore seconded. Motion carried. The proposal for $35,025.00 will be put in the 2027 budget.

Semocor needs to get locks that can be put on fire hydrants. There will be a digital code for fire departments. Someone is stealing water from the main 3 hydrants. We need a proposal to put locks on the 3 outer fire hydrants.

We will need to move money from Colo Trust. Andrea reported that after bills were paid there was $6,000 left in Chase. After bills are paid we want to keep $25,000 to $26,000 in Chase in case other bills come in. Andrea will take care of that.

Board agreed to make Alex Simpson the election official. Director Victoria made a motion to make Alex the designated election official. Director Snelling seconded and the motion carried.

Director Snelling, Director Kilgore and Alex have been working on rules and regulations. Director Snelling has marked out some stuff and will send the changes to Alex. When they are finished, P.A. will have our lawyer, Paul, spend half an hour to check it for legal correctness.

We need to let title companies know who the new water company is. AMCOBI will let new customers know and give them all the information.

We need to see certifications for the new pump operator manager. We have our state check this year.

District's insurance policy, did Alex get paperwork for that? Karen, our admin and insurance specialist, will know and Alex will ask her.

OLD BUSINESS: BOARD

N/A

ADJOURNMENT:

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

Next meeting

August 11th, 2026, Meridian Point Church 5:30 p.m.

The plant currently operates:

1 - 7.5 H Baldor Backwash Pump (Currently disconnected and out of service)

1 - 7.5 HP Baldor High Service Lag Motor Pump and Motor (Pump #2) (in use, running correctly)

1 - 10 HP Baldor High Service Pump and Motor (Pump #1, leaks when in use, recommend servicing soon)

1 - 10 HP Baldor Backup High Service Pump and motor (Currently disconnected from power, unable to test if functioning. Recommend having an electrician hook to power to test and keep as a redundancy measure.)

1 - 25 HP Baldor Fire Pump and Motor. (in use, running correctly, tested weekly)

The pumps maintain a consistent pressure of 55 PSI discharge pressure and under testing, consistently cycles between pumps to maintain that pressure.

Disinfectant residual is monitored via a "Hach CL17" Colorimetric Analyzer, which is currently fully operational and showing that we are maintaining a 1.0 PPM residual. A small leak on injector location.

Scada system is obsolete and has been since 2016. We have no way of getting alarms from the system. We heavily recommend upgrading asap.

CCR's have been sent out and so has the certification.

ORC paperwork is updated.

Best Regards,

Mark Dufrenne

Semocor Inc. – Operations Manager