

BOBCAT MEADOWS METROPOLITAN DISTRICT

Agenda of 08-11-2026 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/Alex Simpson

YTD Financials

July Financial Report

Director Blankenship/Andrea

Review and Approval Bills

Director Blankenship/Andrea

Signing of Checks

Board

Review of Disconnected Accounts

Board/Alex Simpson

Operators Report:

Director Blankenship/Alex Simpson

July Operations Report

Action item for Attorney

H2O Invoice response/cease contact with Board members

New Business

Board/Alex Simpson

Review and Consider Approval of Proposal from Mueller Systems for Sentryx AMR Software Upgrade in the Amount of \$2,510.01 (enclosure)

Cooling system for water plant/Budget 2027

Review Evaluation of Options To Reduce Unauthorized Water Use from Semocor (enclosure)
Locks for 3 fire hydrants on the outer edge of District/budget item 2027

2-year plan to build meeting house by the water plant

Fixing the water tier rates/Budget item 2027

Discuss Resolution & Process to Change District Name

Old Business

Board/Alex Simpson

Rules and regulations updates

Contracts for the Generator

Discuss Status of Mountain Peak Alarm Dialer Installation Project

Discuss District Insurance Coverage & Renewal Timeline

Adjournment:

Next Meeting: September 8, 2026, Meridian Point Church 5:30 pm

BobCat Meadows Metropolitan District

August 11, 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 Blankenship, motion seconded by Director Victoria. Motion carried.

Director Graziano opened the floor to the public. Director Blankenship answered questions for those of the public who had questions or issues.

APPROVAL OF MEETING AGENDA

BOARD

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

REVIEW AND APPROVAL OF MINUTES

BOARD

Board members reviewed July's Meeting minutes. Motion to approve minutes with an edit to correct the spelling of AMCOBI was made by Director Snelling, and seconded Director Kilgore. Motion carried. Meeting minutes for July were signed and filed with the county by Director Garcia.

YTD FINANCIALS:

Director Blankenship, Treasurer/Andrea

July's Financial Report

Please see attached file.

Andrea will continue to fine tune the financial report. The Board asked her to transfer all but \$25,000 from Chase to Colo Trust.

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

Review and Approval of Bills

Director Blankenship/Andrea

Invoices of July's bills were discussed with the Board. Motion to approve bills was made by Director Snelling and seconded by Director Victoria. Motion carried. Andrea will email Director Blankenship a FedEx label so he can send the bills back to her.

Review of Accounts

The Board discussed the bills of residents who were billed incorrectly from January through May. Alex will review these cases and work with the Board and with AMCOBI to fix all of these issues. Director Blankenship requested specific help for one resident who did not receive a bill for 4 months and outlined a specific plan to fix the problem. Alex promised, with approval of the Board, to work directly with the resident to fix the problems. Director Snelling made a motion to nominate Director Blankenship to send Alex all the necessary information and to give the resident Alex's contact information. Director Kilgore seconded and the motion carried.

OPERATORS REPORT

Director Blankenship/Alex Simpson

July's Operations Report

Please see attached file.

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

ACTION ITEM FOR ATTORNEY

Alex has requested:

- 1) H2O and Dave should never again contact the Board. All correspondence must go to Alex Simpson at Public Alliance.
- 2) Board members' personal contact info is not to be revealed to the public as this is not legal. Everything must go through Public Alliance.
- 3) Attorney Paul Rufien will handle all legal matters for the District including any outstanding matters concerning H2O.

NEW BUSINESS:

BOARD/Alex Simpson

The Board excused Andrea from the meeting as her portion of the meeting was concluded.

Board reviewed the new proposal from Mueller Systems for Sentryx AMR Software Upgrade in the amount of \$2,510.01. Director Graziano called for a motion to upgrade the system immediately. Director Garcia made the motion; Director Blankenship seconded and the motion carried.

The water plant needs a new cooling system to protect the computers and electronics from heat. Alex will look into it and come back with some options.

Board reviewed options from Semocor to reduce unauthorized water use from the 3 fire hydrants on the outer edge of the District. The Board selected the Mechanical Hydrant Locks (\$100 - \$300 each) and requested that we get one key for the plant and one for the fire department.

Director Blankenship made a motion to purchase locks for the outer fire hydrants. Director Kilgore seconded and the motion carried.

Board discussed the 2-year plan to build a meeting house by the water plant and decided to table the discussion for now. Alex will do research on all the possibilities and potential problems involved in this project.

Board discussed the need to fix the water tier rates. This can wait until the next meeting and we will have a proposal for changes by then.

Board discussed the resolution and process to change the District's name. Alex asked Paul Rufien about the process and cost and there are 5 steps involved: 1) Patch a resolution detailing the reason the name shall be changed, 2) Ask El Paso County if they will require a service plan amendment or any other documentation, 3) File a petition for a name change in a district court organizational case and ask for an official order and decree declaring the name change legally, 4) File the court order and decree along with a legal description of the District with the El Paso County clerk and recorder, 5) The clerk and recorder will then notify the county assessor of the name change and provide a certified copy of the notice of the name change to the division of the local government at Dola. The range of cost depends upon whether a service plan amendment is needed or if it is just a resolution. It could be within a \$2,000 range unless a master document is required, and then it could be \$5,000 - \$10,000. Director Blankenship made a motion for Alex to reach out to the County to find out what the cost of the project will be. Director Victoria seconded and the motion carried.

OLD BUSINESS:

BOARD

Alex forwarded the Rules and Regulations to the new attorney to be checked and filed. The discussion was tabled until the next meeting when we will find out if there are any changes that need to be made.

Rocky Mountain sent some communication to Director Blankenship concerning the generator. We lost 4 hours in July. Alex will investigate that.

Documentation is on file for the Mountain Peak Alarm Dialer installation project and they should be in position to install the upgrade within 3 to 5 weeks.

The District's insurance policy coverage is active March 2026 through March 2027. Public Alliance will renew next March and ask District if we need to make any changes.

ADJOURNMENT:

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

Next meeting

September 8th, 2026, Meridian Point Church 5:30 p.m.

BOBCAT MEADOWS METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

JULY 31, 2026

**BOBCAT MEADOWS METROPOLITAN DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
FOR THE SEVEN MONTHS ENDED JULY 31, 2026**

	<u>General</u>	<u>Enterprise</u>	<u>Total</u>
ASSETS			
CURRENT ASSETS			
Chase Checking	-	64,534	64,534
Colotrust	509,873	-	509,873
Accounts Receivable	-	14,947	14,947
Property Tax Receivable	-	-	-
TOTAL ASSETS	<u><u>\$ 750,746</u></u>	<u><u>\$ 79,481</u></u>	<u><u>\$ 830,227</u></u>
LIABILITIES			
CURRENT LIABILITIES			
Accounts Payable	-	-	-
TOTAL LIABILITIES	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
FUND BALANCES			
Total Fund Balances	<u><u>750,746</u></u>	<u><u>79,481</u></u>	<u><u>830,227</u></u>
TOTAL LIABILITIES AND FUND BALANCES	<u><u>\$ 750,746</u></u>	<u><u>\$ 79,481</u></u>	<u><u>\$ 830,227</u></u>

**BOBCAT MEADOWS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE SEVEN MONTHS ENDED JULY 31, 2026**

GENERAL FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Property Taxes	\$ 60,673	\$ 58,960	\$ (1,713)
Specific Ownership Taxes	6,000	2,528	(3,472)
Interest Income	7,200	5,401	(1,799)
TOTAL REVENUES	<u>73,873</u>	<u>66,889</u>	<u>(6,984)</u>
EXPENDITURES			
Accounting	5,000	1,650	3,350
Accounting & Audit	1,500	2,041	(541)
County Treasurer Fees	1,500	884	616
Directors Fees	6,000	2,800	3,200
District Management	30,000	11,993	18,007
Dues	1,400	1,502	(102)
Elections	4,000	-	4,000
Insurance and Bonds	2,800	2,524	276
Legal	4,000	1,500	2,500
Maintenance/Repairs	600	1,695	(1,095)
Miscellaneous/Web Page	1,800	570	1,230
Contingency	500	-	500
TOTAL EXPENDITURES	<u>59,100</u>	<u>27,159</u>	<u>31,941</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	14,773	39,730	(24,957)
OTHER FINANCING SOURCES (USES)			
Transfers to Other Funds	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
NET CHANGE IN FUND BALANCES	14,773	39,730	(24,957)
FUND BALANCES - BEGINNING	157,000	711,016	(554,016)
FUND BALANCES - ENDING	<u>\$ 171,773</u>	<u>\$ 750,746</u>	<u>\$ (578,973)</u>

**BOBCAT MEADOWS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE SEVEN MONTHS ENDED JULY 31, 2026**

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Water Revenue	\$ 181,182	\$ 82,739	\$ 98,443
Interest Income	9,191	5,400	3,791
TOTAL REVENUE	<u>190,373</u>	<u>88,139</u>	<u>102,234</u>
EXPENDITURES			
Accounting & Audit	1,600	-	1,600
Chemicals & Supplies	2,700	-	2,700
District Management	31,000	29,174	1,826
Contingency	5,000	-	5,000
Generator Maintenance	12,500	-	12,500
Insurance & Bonds	2,500	2,524	(24)
Legal	4,000	-	4,000
Miscellaneous /Billing Software	10,500	2,806	7,694
Repairs & Maintenance	18,000	9,010	8,990
Capital Improvements	26,400	30,606	(4,206)
Testing	2,500	2,687	(187)
Utilities	16,500	14,154	2,346
Meters	27,000	8,181	18,819
Water System Depreciation	30,000	-	30,000
TOTAL EXPENDITURES	<u>190,200</u>	<u>99,142</u>	<u>91,058</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 173	 (11,003)	 11,176
 FUND BALANCES - BEGINNING	 336,334	 90,485	 (245,849)
FUND BALANCES - ENDING	<u><u>\$ 336,507</u></u>	<u><u>\$ 79,481</u></u>	<u><u>\$ (234,673)</u></u>

Bobcat Meadows MD Report

July 2026

Presented by:

Semocor Inc.

3995 S. Castlewood Canyon Rd

Castle Rock, CO, 80104

Water System

Master Meter- 0.968

Lar./Fox Meter- 0.441 MG

Arapahoe Meter- 0.516 MG

System Flow/Days: 31

Total Wells = 968,000 gal

31,225 gallons/day

Discharge Flow to system:

Total = 0.968

0.31 gallons/day

Well, Lar./Fox:

Normal Operation

Well, Arapahoe:

Normal Operation

Tank:

Normal Operation

System PSI Range:

55.5 PSI – 58.5 PSI

Chlorine System:

Normal Operation, Used 235 Gallons

Distribution System:

Normal Operation Fire Pump OK

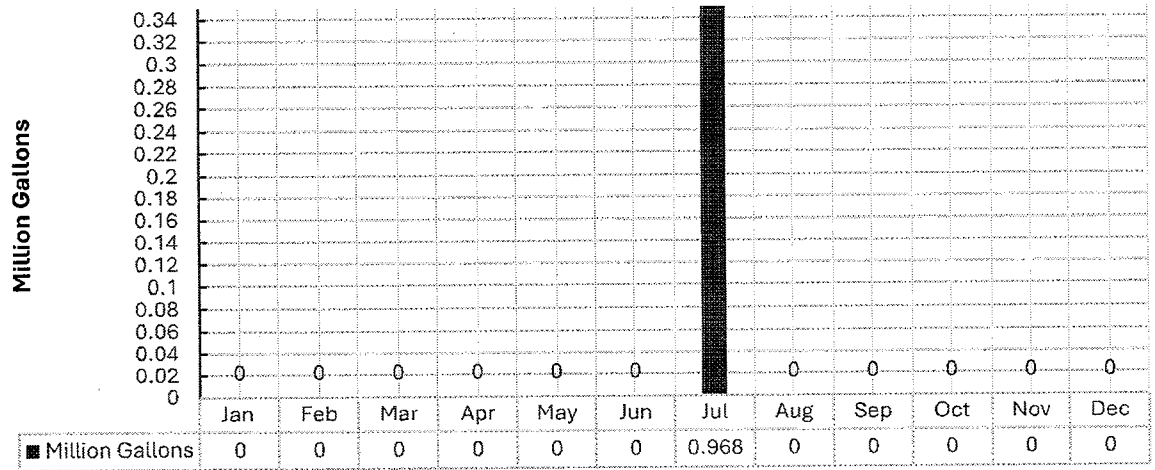
Hydrants/ Blow Offs:

Normal Operation

Meter Readings:

0

Bobcat Meadows MD Well Production



Well 2026