

The Board of Directors of the Left Hand Water District, meeting as the Board of the District and of the Left Hand Water Activity Enterprise, held their regular meeting on April 18, 2019, at the District offices, 6800 Nimbus Road, Longmont, Colorado. The meeting was called to order by President Julie Trumpler at 9:01 a.m.

**Directors Present:** Julie Trumpler, President  
Mark Hochhauser, Vice President  
Sam Barnsley, Treasurer  
Bart Fischer, Director  
Jim Richard, Director  
Alan Pratt, Director

**Directors Absent:** Dan Lisco, Excused

**Staff and Consultants:** Chris Smith, General Manager  
Vicki Santos, Finance Manager  
Scott Holwick, Attorney  
Adam Delaney, Distribution Manager  
Steve Buckbee, District Engineer  
Martin Harders, Engineering Tech I  
Jordan Tyson, GIS Technician  
Lilah Imes, Assistant Secretary, Board of Directors

**Public Present:** Eric Miller, auditor CliftonLarsonAllen  
Bethany Cooner, Fox Chase Inc.  
Bing Sellars, Fox Chase Inc.

**SUBJECT: MINUTES OF THE DISTRICT REGULAR MEETING HELD 3/21/2019**

Approval of the Minutes:

*Draft minutes of the March 21, 2019, Board meeting were submitted to the board prior to the meeting.*

**MSP:** *Treasurer Barnsley moved to approve the minutes of the March 21, 2019 meeting. Motion seconded by Director Pratt. Motion carried unanimously.*

**SUBJECT: PUBLIC HEARING/COMMENT**

2018 Audit Presentation:

*Eric Miller from CliftonLarsonAllen presented the results of the District's Audit for fiscal the year ending December 31, 2018. The Directors received a copy of the full audit in their board packets and the audit firm also provided individual copies. Mr. Miller explained to the Board the processes to complete the Audit. He expressed that there were no control deficiencies found that would be required to report to the Board. Mr. Miller also noted that staff should be commended for a job well done. Discussion.*

**MSP:** *Treasurer Barnsley moved to accept the Audit for the year ending December 31, 2018. Motion seconded by Director Richard. Motion carried unanimously.*

**SUBJECT: TAPS FOR BOARD CONSIDERATION**

Fox Chase, Inc. – Lots 1, 5, 6, & 7 Fox Chase Subdivision:

*In June of 2018, the Board approved a Subdivision/Multiple Tap Agreement for 8 lots in a new subdivision, Fox Chase. The land use portion for this new subdivision is complete and the lots are platted, however, there is an issue with the developer's financing. Therefore, the developer has requested to enter into a new Subdivision/Multiple Tap Purchase Agreement for only 4 lots, instead of all 8 at this time. The developer is requesting to pay cash-in-lieu of dedication for six units of C-BT, which will allow 1.5 units per lot. Discussion.*

**MSP:** *Director Pratt moved to approve Subdivision/Multiple Tap Purchase Agreement for Lots 1, 5, 6, & 7 Fox Chase Subdivision conditional on meeting all requirements and fees required for service. Motion seconded by Director Fischer. Motion carried unanimously.*

**SUBJECT: TAPS FOR BOARD CONSIDERATION**

Steven Kloepfer – Lot 1 & Lot 2 Hauk Farm Subdivision:

*This request is for two lots in the new Hauk Farms Subdivision, Lots 1 and 2. The District's service will end at the road and there is a utility easement in place for service lines to each lot. Although there is a multiple lot subdivision planned for the future here, this request is basically a homeowner requesting a residential tap for each of their lots. The applicant has requested to pay cash-in-lieu of dedication for 1.5 units of C-BT per lot. Discussion.*

**MSP:** *Director Pratt moved to approve two (2) 5/8" single-family residential taps, one each for Lots 1 & 2 of the Hauk Farm Subdivision conditional on meeting all requirements and fees required for service. Motion seconded by Director Fischer. Motion carried unanimously.*

**SUBJECT: FINANCIAL REPORTS**

Monthly Financial Statements:

*Vicki Santos presented the financial reports and payables for the month of March 2019. Discussion.*

Bills and Appropriations:

*A listing of monthly bills and appropriations was presented for review prior to the meeting. The total payables equaled \$1,803,008.72.*

**SUBJECT: UNFINISHED BUSINESS**

Northern Water 2019 Quota/2019 Water Management Report:

*A couple of Board members attended the 2019 Spring Water Users meeting. During the question and answer session, the audience discussed carryover numbers and the fact the C-BT is meant to be a supplemental source of water. Shortly after the meeting, Northern's staff declared a 70% quota. The District has the capacity to carryover 1450 af. The Left Hand Ditch Company has indicated its desire to lease all of the C-BT the District can make available to them. The District will pay \$45.20 per/af to activate its carryover capacity and the staff's recommendation was to charge the LHDCo that amount to lease the water.*

*For winter storage, the District's agreement with LHDCo requires the District to exchange at least 500 af of C-BT; however, last year the District exchanged 700af. Staff is recommending exchanging 700 af again this year.*

*Northern has until May to set the Regional pool amounts if it determines to allocate C-BT to the Regional pool. Discussion.*

**MSP:** *President Trumpler moved to request 700 af of exchange with the Left Hand Ditch Co., which moves 700 af of CBT into the LHDCo Winter Storage Account for the 2019/20 winter. Motion seconded by Director Richard. Motion carried unanimously.*

**MSP:** *Treasurer Barnsley moved to Carryover 100% of the District's eligible carryover into 2019 (~1,450 af). Motion seconded by Director Richard. Motion carried unanimously.*

**MSP:** *Director Richard moved to approve the District making 300 shares of LHDCo water available for lease for the 2019 irrigation season and to set the rental fee at \$45.00/share. Motion seconded by Director Pratt. Motion carried unanimously.*

**MSP:** *Director Pratt moved to approve the District making 1300 af of C-BT water available for lease to the LHDCo, and to set the rental fee at \$45.20/af. Motion seconded by Treasurer Barnsley. Motion carried unanimously.*

Drought Management Plan:

*The District has 120% supply to meet the demand for the District's tap holders and therefore, staff has concluded there is not a water shortage at this time. Staff would recommend to the Board to continue to request voluntary conservation activities by customers. The Board gave staff direction to continue voluntary water restrictions. Discussion.*

AT&T/Cingular Wireless Site Lease @ Spurgeon Tanks:

*Staff continues to negotiate the antenna lease agreement with AT&T for the antenna that will be located at the Spurgeon tank site. AT&T is in the process of submitting*

*plans to Boulder County for land use approval. This process can take several months. Proposed plans have also been submitted to District staff for review. Once AT&T's plans are approved through the zoning process with Boulder County, the District will provide them with a Site Lease with Option contract. Discussion.*

**MSP:** *Vice President Hochhauser moved to authorize the General Manager to continue negotiating the final terms of the lease and to execute necessary documents to allow for AT&T or their representatives to submit an application to Boulder County Land Use. Motion seconded by Director Richard. Motion carried unanimously.*

**SUBJECT:** NEW BUSINESS

Lease Renewal – Richard Smith: 10-acre House Site at 7084 Nimbus Rd.:  
*Richard Smith has leased the parcel of land to the east of the District's offices since 1976. Mr. Smith retired from the District in the 1990s. The home that was on the property was demolished and a modular home was placed there by Mr. Smith. The 10-acre House Lease expires June 1, 2019. In addition to leasing the parcel with the home on it, Mr. Smith leases 100 acres of grazing land. The grazing lease has automatically renewed annually since its inception several years ago. With the expiration of the 10-acre House Lease this year, staff would like to negotiate new terms with Mr. Smith for both leases since conditions, such as his marital status have changed. Discussion.*

**MSP:** *Treasurer Barnsley moved to authorize General Manager to negotiate terms to continue leasing the 10-acre home site with Richard Smith, and to begin negotiations on a revised Master Farm Crop and Grazing Lease. Motion seconded by Director Pratt. Motion carried unanimously.*

Meeting adjourned at 11:40 am.

By,

Lilah Imes, Assistant Secretary, Board of Directors