BAILEY WATER & SANITATION DISTRICT

PO BOX 422

BAILEY, CO 80421

Agenda of Meeting of the Board of Directors

Regular Meeting of the Board of Directors

Wednesday, September 23, 2026, at 6:30pm, at PCCC and

via Zoom.

I. Call to Order.
II. Approval of the Agenda for September 23, 2026 meeting.
III. Approval of Minutes from August 26, 2026 meeting.
IV. Guests.
V. Legal.
    A. Updated on Bezzant Property.
VI. Operator Reports.
    A. August.
VII. Maintenance.
    A. Updates.
VIII. Engineering.
    A. Updates.
IX. Administrative.
    A. Adjustments.
    B. Billing Register.
    C. Past Due Accounts.
    D. System Totals Report.
    E. Sales and Receivables.
    F. Balance Sheet.
    G. Transaction List by Vendor.
    H. Deposit Detail.
X. Old Business.
    A. Drought Protocol per the state.
    B. Asphalt on CR 64 and possibly R and R Roofing.
XI. New Business.
    A. Peter Trela update.
XII. Public Comment.
XIII. Adjournment.

August 26, 2026 Meeting Minutes

I. Call to Order (6:32 pm).
II. Attending.

Chip T.	Miguel G.	Sadie S.	Darrel E.	Tom (excused)

III. Approval of the Agenda for August 26, 2026 meeting.
  A. Motion to approve the August 26, 2026 Agenda.
    1. DE motion.
    2. SS seconded.
    3. Approved.
IV. Approval of Minutes from July 22, 2026 meeting.
  A. Motion to approve the July 22, 2026 Meeting Minutes.
    1. DE motion.
    2. SS seconded.
    3. Approved.
V. Guests.
  A. Brandon Heacock (did not show for the meeting).
    1. He wants to expand the district. The district has tried this in the past, but it was very costly at the time and that was quite a few years ago.
    2. Discussion about options, but it does not seem feasible at this time
VI. Legal.
  A. Updated on Bezzant Property.
    1. Need to follow up on the Mylar signatures.
    2. Need to update the pipeline easement through an amendment.
    3. Purchase of the property.
      a) Discussion about possible options to get the property purchased. CT would like to have the board start looking for loans to get the purchase price done.
      b) Chip is going to chat with Kristen from the bank about options.
      c) Will is going to look around too for short term loans options if available as well.
  B. Meter Demand Letters
    1. All letters delivered and signed.
      a) BBC responded and will schedule an inspection.
      b) Apartments responded and reached out as well to schedule an inspection.
      c) Have not heard from China Village Apartments. Anita is working on finding a way to contact the apartments.
    2. Anita is going to email Eli the Rules and Regulations sections for the inspections.
  C. BBC did want to follow up about the bill and the payment expected date per resident concern. Anita recommended that the resident come to a meeting and talk with the board.
VII. Operator Reports.
  A. July.
VIII. Maintenance.
  A. Updates.

1. Eli and Paul are following up with Conoco about the backflow they need.
2. Sewer main backup in town and did the report to the state per regulations. The line was opened and cleared.
3. Sewer plant is doing well and they are doing more testing to help be more proactive.
4. Did UV testing this month which caused a burst pipe in the water station, but was fixed.
5. Going to open water sales back up when we are in priority for the drought, but will be closed when we go out of priority.

IX. Engineering.
- A. Updates.
  1. Loan and principle forgiveness package was approved. Will do a meeting to approve when ready.
  2. Mylar turned into Park County. Need to follow up.
  3. Reviewing the construction agreement with Glacier to ensure everyone is on the same page and then check with the state.
  4. Will is working on the sanitary survey with Eli and Paul. Will get done by the end of September.

X. Administrative.
- A. Adjustments.
- B. Billing Register.
- C. Past Due Accounts.
- D. System Totals Report.
- E. Sales and Receivables.
- F. Balance Sheet.
- G. Transaction List by Vendor.
- H. Deposit Detail.

XI. Old Business.
- A. Storage Tank Liner.
  1. Keeping in touch with Royal Liner. They have discussed options for payment.
- B. New CPA for BWSD.
  1. Mike and his team have been signed on.
- C. Drought Protocol per the state.
  1. We have been going in and out of priority. We are going to open the water station when we are in priority, and shut it down when we are out of priority.

XII. New Business.
- A. Asphalt on CR 64 and possibly R and R Roofing.
  1. Did the CR 64 asphalt project.
  2. Eli is going to get quotes for R and R and the apartment building.

XIII. Public Comment.
- A. Rate increase for the start of the year. We will have to increase the rate by $35 at the start of the year.
- B. Discussion about the drought and how water rights work.
- C. Eli would like to buy the old truck at the plant. Discussion about getting the value.

XIV. Adjournment (7:37 pm).
- A. MG motion.
- B. SS seconded.
- C. Approved.

September 23, 2026

I. Call to Order (6:32 pm).
II. Attending.

Miguel G	Tom K	Sadie S.	Chip (excused)	Darrell (excused)

III. Approval of the Agenda for September 23, 2026 meeting.
   A. MG motion.
   B. SS seconded.
   C. Approved.
IV. Approval of Minutes from August 26, 2026 meeting.
   A. MG motion.
   B. TK seconded.
   C. Approved.
V. Guests.
VI. Legal.
   A. Updated on Bezzant Property.
      1. Loan agreement
         a) A copy of the loan agreement was sent to the board. Lisa is going to be the bond agent and is working on her side of it. We do need officials that can sign documents for the agreement.
         b) Motion to have the entire board be officials on the loan agreement. Chip and Darrell will be the main and the other three will be backup if needed.
            (1) MG motion.
            (2) TK seconded.
            (3) Approved.
      2. Subdivision application
         a) Waiting for the mortgage company to sign the Mylar.
         b) Anita will reach out to Fidelity and Bezzants if possible.
      3. Working on line of credit with UMB and Evergreen National to help with funds.
   B. Have talked with everyone who is in possible violation with the rules and regulations. Eli is going to follow up for the inspections.
VII. Operator Reports.
   A. August.
      1. Conoco still has not installed the backflow device.
      2. Eli and Paul are in touch with the owner. They are going to give him a deadline to have it installed.
      3. Working on a sanitary survey with the state and getting it sorted out.
VIII. Maintenance.
   A. Updates.
      1. Currently working on tracking a leak on a section on main street. Eli has reached out to a company to help with the location.
      2. Eli is also creating an updated map of the lines to help make tracking easier.
      3. Eli would like to fix the yardine. It has been cleaned multiple times but it is still having trouble.
IX. Engineering.

A. Updates.
    1. Out of priority right now due to the drought.
    2. Will continue to work on the sanitary survey.

X. Administrative.
- A. Adjustments.
- B. Billing Register.
- C. Past Due Accounts.
- D. System Totals Report.
- E. Sales and Receivables.
- F. Balance Sheet.
- G. Transaction List by Vendor.
- H. Deposit Detail.

XI. Old Business.
- A. Drought Protocol per the state (see above).
- B. Asphalt on CR 64 and possibly R and R Roofing.
    1. CR 64.
        a) Eli has reached out to the company and needs to schedule. Darrell is going to meet out there to ensure the county specs are required.
    2. R and R Roofing.
        a) Discussion about the bid.
        b) Motion to approve the Bear Asphalt bid provided by R and R Roofing with a cap at $8,500.
            (1) SS motion.
            (2) TK seconded.
            (3) Approved.

XII. New Business.
- A. Peter Trela update.
    1. They sent an email wanting to hook up to one water tap and do their own sewer.
    2. They would need to plan the timing to ensure they meet all requirements, fill out the application, and pay the fee.
    3. They need to fill out the application and pay the fee to move forward.
    4. Anita is going to follow up and ensure that we can do the water only lines and they can have their sewer private.
    5. Discussion about his current system.

XIII. Public Comment.

XIV. Adjournment (7:19pm).
- A. MG motion.
- B. SS seconded.
- C. Approved.