



THE VALLEY AT WINTER PARK
WATER DISTRICT

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS**

A meeting of the Board of Directors of the Valley at Winter Park Water District on Wednesday, May 20, 2026, at 6:00pm online via Zoom. The meeting was open to the public.

Attendance:

Directors:

Matt Kirsch, President
John Clagett, Treasurer – excused absence
Dan Krupp, Secretary
Liz Adams, Vice President

Other attendees:

Jessica Mendoza, Purrington Civil
Michael Gerstner, TST Infrastructure Inc
Kyle Logan, Logan and Associates LLC
Sarah Shepherd, District Management
Sujata Trehan, District Management

Public Attendees:

Tom Sangster, Resident
Barry Waryanka, Resident
Scott Fuog, Resident

Call to Order/Agenda/Declaration:

Director Kirsch called the meeting to order at 6:02 pm and declared a quorum with three out of four Directors in attendance. No conflicts of interest were stated. The Agenda was approved.

Additional Citizen Items:

No items were presented.

Legal Items:

Consider approval of Rich Ditch 2026 Operating Agreement and Diversion Repair Agreement and Plan

No updates were provided for this item.

Review TST contract for the Sampling Plan

Sarah Shepherd noted that the contract has been marginally modified to remove clauses that do not apply to the District. The Board reviewed the changes and discussion followed.

Upon motion by Director Kirsch, and seconded by Director Adams, the Board voted 3-0 to approve the proposed changes, as presented, to the TST contract.

Operations:

Operator Report

Will Parker was unable to attend the meeting. Sarah Shepherd shared that Semocor will work with TST regarding the sampling plan schedule in the next few months. Additionally, Will had shared that no hardware was left behind by the previous operator, however with meter replacements occurring, the District will be able to alert a user for leaks or significant usage.

Semocor will order the new meters to replace meters at all homes that still have old meters. Director Kirsch asked how the old meters would be read at this point. Sarah Shepherd noted that these meters will be changed out as soon as possible; till then the reading will be obtained by physically checking the meter. If a meter is not accessible, Semocor will work with the homeowner to coordinate a meter reading.

Sarah Shepherd also noted that meter installation will be coordinated by District Management and Semocor to ensure that Semocor is able to oversee the process and staff required for meter replacement.

Meter replacement project proposal and timeline

Sarah Shepherd noted that Will had shared that no hardware was left behind by the previous operator, however with meter replacements occurring, the District will be able to alert a user for leaks or significant usage. Semocor will order the new meters and replace all homes that still have old meters.

Director Kirsch asked how the old meters would be read at this point. Sarah Shepherd noted that these meters will be changed out as soon as possible; till then the reading will be obtained by physically checking the meter. If a meter is not accessible, Semocor will work with the homeowner to coordinate a meter reading.

Sarah Shepherd also noted that meter installation will be coordinated by District Management and Semocor – to ensure that Semocor is able to oversee the process and staff required for meter replacement.

Scott Fuog asked if residents needed to contact the operator; Sarah Shepherd noted that Semocor would contact residents when their meter is scheduled to be replaced. As the meters are read remotely, no drive-by or physical reading would be required.

Barry Waryanka asked if the old meters would be sold as parts. Sarah Shepherd noted that this had not been discussed, however management will check in with Semocor. Director Krupp noted

that he would contact the prior operator as well. Director Kirsch noted that the cost of making the sale compared to the proceeds should be considered.

Sampling Plan and updates

Michael Gerstner gave the Board an update and expressed his thanks to the District for selecting TST for their sampling plan requirements.

TST will develop a final sampling plan and review regulations to ensure that everything is in place. Director Kirsch asked if TST would be able to collect samples in June, so that there is a meaningful differentiation from the previous sample sets. Micheal Gerstner confirmed that samples would be taken in Q2 to ensure that enough time has passed between sample sets.

Construction Update

Jessica noted in her update that the site has been quiet with limited activity. Velocity is aware that additional settling and compaction issues are outstanding and must be remediated, while working with Kumar and associates. Payment of PayApp 14 should not be made at this time.

Director Adams asked why the concrete was removed; Jessica clarified that due to compaction issues, the concrete had to be redone.

Sarah Shepherd noted that the exterior lights came in under the prior amount and will be adjusted on the change order to account for the lower pricing. There was a minor issue where Tuff Shed contested painting the garage door; however, after some back and forth between Purrington and Velocity, Tuff Shed will paint the door as specified.

Administrative items:

Approve meeting minutes from April 29, 2026, Board meetings.

Upon motion by Director Adams, and seconded by Director Kirsch, the Board voted 3-0 to approve the meeting minutes from April 29, 2026, as presented.

Rules and Regulations and Conservation and Emergency Plans Review Process

Sarah Shepherd shared the Stage 3 Drought press release and other materials from Grand County. Director Adams noted that while Grand County has declared a Stage 3 Drought, the District is responsible for setting its own water use regulations in such conditions. Discussion followed.

Director Kirsch noted that he would support that the District follow County guidelines during the drought and suggested that the HOA allow waive requirements of new lots that are under construction. He noted that the District can post and share via email the Grand County guidelines with the community. Discussion followed. Director Krupp noted that the Board should consider that while some homes are used infrequently, other homes are lived in and use water daily, water usage requirements should keep that in mind for future rules and regulations revisions. Additional discussion followed.

Upon motion by Director Adams, and seconded by Director Kirsch, the Board voted 3-0 to adopt the current Grand County guidelines and schedule for a Stage 3 Drought and follow the suggestions in the program.

Management will post the County drought policy on the website, share the page with the community via eblast, and send a flier within the next quarterly billing. Director Kirsch plans to attend the Annual HOA meeting to discuss water use regulations with the HOA.

Financial items:

Review and approve Claims Payable for the period April 29, 2026, through current.

Sarah Shepherd presented Claims from April 29, 2026, through present. Discussion followed. Upon motion by Director Krupp and seconded by Director Adams, the Board voted 3-0 to approve the claims as presented, except for PayApp 14 to Velocity.

Audit Report:

Kyle Logan introduced himself to the Board and presented a Draft of the 2025 Audit for the District. Field work began in April; Kyle described the overall process of completing the Audit for the District. Auditors inspect a sample of bills, payments, meeting minutes, and financial reports among many other data points. Sarah Shepherd noted that the District will publish a notice that the next meeting for the hearing of the 2025 Budget Amendment due to additional but funded expenses in 2025.

Upon a motion by Director Adams, and seconded by Director Krupp, the Board voted 3-0 to accept the approve the December 31, 2025, Audit, as presented, and directed Board President Kirsch to sign the Audit signature statement, to be filed with the Office of the State Auditor.

Additional Board Member/Management items:

Dan Krupp noted that the road is having settling issues again and is dipping significantly. Discussion followed.

Adjournment:

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 7:38 p.m.

The next regular meeting is scheduled for June 24, 2026, at 6:00 p.m. via Zoom.

/s/Sarah Shepherd

Secretary for meeting