



THE VALLEY AT WINTER PARK
WATER DISTRICT

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

A special meeting of the Board of Directors of the Valley at Winter Park Water District on Monday, February 9, 2026, at 6:00pm online via Zoom. The meeting was open to the public.

Attendance:

Directors:

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

Other attendees:

Jessica Mendoza, Purrington Civil
Josh Broady, District Operator
Doug Bellatty, District Operator
Sarah Shepherd, District Management
Peter Kline, District Management
Sujata Trehan, District Management

Public Attendees:

Tom Sangster
Barry Waryanka – Lot 41
Pat Wischmann
John Rydstrom
Mark Kolar
Randall Simon
Brian Magura

Call to Order/Agenda/Declaration:

Director Kirsch called the meeting to order at 6:01 pm and declared a quorum with all four Directors in attendance. No conflicts of interest were stated. The Agenda was approved by acclamation.

Additional Citizen Items:

No items were presented.

Financial:

Construction and Operation Update

Jessica Mendoza gave the Board an update on the Construction project.

Well T6 has been connected today. One leak was noticed at a welded piece, which has been fixed. The crew is working on grading and Purrington continues to track the completion of punch list items.

Administrative items:

Operator Contract Update

Director Kirsch noted that at the last meeting the Board had voted to continue with District Operators COH2O contingent upon the insurance policy and contractual review would meet the Districts' requirements. He continued to report that Doug Bellatty reached out to the District the day following that meeting to share that COH2O could not obtain insurance to meet the District's contractual requirement that they would not be willing to sign the District's contract. The District has a proposal from Semocor Inc. to consider, which meets the District's insurance requirements and is willing to sign the District's contract. COHO2 is willing to operate the facility in the interim.

Board member question and discussion followed.

Doug Bellatty confirmed Director Kirsch's report and shared that COH2O had renewed its current insurance policy and are currently operating under a modified work order that was executed in January, 2022. COH2O will serve until the new District Operator's contract is in place. They would be willing to train the new operator.

Director Kirsch asked COH2O if the insurance could be pro-rated or cancelled; Doug Belatty responded that the insurance policy could not be refunded or pro-rated.

Sarah Shepherd presented a comparison of COH2O and Semocor's proposals.

Board and community questions and answer followed including:

- How many emergencies the District has experienced prior to the construction project?
- How difficult is it to find and repair a potential leak?
- Are other operators available in the area?
- Shouldn't we waive the contract and insurance requirements to stay with the same operator?
- Why do the lawyers recommend the insurance coverages and contract?
- Should the District opt out of requiring the District's contract and insurance requirements?
- Will a new Operator follow the same processes as the current Operator, including meeting attendance, meter reading, meter brand?

- Could the District request that Semocor modify their contract to extend the 30-day limit for exiting the contract to a 90-day contract termination clause?
- Director Adams asked if a neighboring water provider could connect with the District in the future?
- Doug Belatti noted emergencies are very seldom and the District's system is quite new, but pinpointing a leak can be challenging.
- Director Kirsch noted that given the legal advice and direction, choosing to ignore it would be risky and he is not interested in going down that route.
- Director Krupp noted that the District could continue to look for another operator as a back up to Semocor.
- Director Adams noted that while she would prefer a local operator, given the current issues, the District could not continue with COH2O. Director Krupp noted that he agreed with that observation.
- Director Kirsch noted that he had additional discussions with Semocor. Semocor will follow the same operations process as COH2O, including meeting attendance, meter brand, and support of the treatment construction process. They are working with a local profession to train anthem as a local on-call emergency response for system issues.

Upon a motion by Director Adams and seconded by Director Clagett, the Board voted 4-0 to engage Semocor as the District Operator, effective March 1, 2026, per the contract presented, with the stipulation that management would request a 90-day contract but no less than 30-day termination provision, and upon receipt of Semocor's COI listing the District as an additional insured.

The Board discussed COH2O's request that the District reimburse their non-refundable insurance premium.

Upon a motion by Director Adams, and seconded by Director Krupp, the Board voted 4-0 to pay the full 2026 insurance policy premium to COH2O, as a good faith gesture.

Director Kirsch noted, and the Board agreed, that paying the full insurance premium was a gesture of good faith and a token of the Board's and District's appreciation for the years of service provided by COH2O.

Additional Board Member/Management items:

Sarah Shepherd presented a Sampling schedule provided by Wright Water Engineers for the Board to review. Discussion followed. Director Kirsch noted that while sampling is essential, it can start later, which would allow management to obtain additional proposals for comparison purposes. The Board directed management to procure at least one additional proposal for the Board to review. They would also like to see the breakout the cost and analysis for the cost of procuring a sample.

Sarah Shepherd noted that she would be meeting with a DOLA representative on February 10th. Directors Adams and Clagett indicated that would be able to join the meeting. Sarah Shepherd

recommended the District create an Emergency Response Plan and review its rules and regulations as part of due process in 2026.

Josh Broady thanked the District for making COH2O whole regarding the insurance and his appreciation for being able to service the District. He also offered to facilitate on-boarding for the new operator.

Director Clagett noted that on behalf of the Board, he would like to thank COH2O for their service and dedication to the District. The additional Board members, community members and consultants agreed with his remarks and thanked them.

Adjournment:

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 7:52 p.m.

The next regular meeting is scheduled for March 18, 2026, at 6:00 p.m. via Zoom.

Sarah Shepherd

Secretary for meeting