

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
DILLON VALLEY DISTRICT

July 17th, 2025

The Dillon Valley District Board of Directors held a regular meeting at 1414 Straight Creek Drive. Board members present at the start of the meeting were Directors Chris Durloo, Matthew Mulica and Cary Pence who joined via zoom. District staff members present were Administrator Angelique Justich, and operation staff member Jochen Grauer. Members of the public present were Jacob Brown and Dillon Valley West Condominiums representatives Chuck Montoya and John Lewis.

1. CALL TO ORDER. President Chris Durloo called the meeting to order at 4:09 pm after verifying that a quorum was present and notice of the meeting had been properly posted.
2. PUBLIC COMMENTS. Chuck Montoya and John Lewis from Dillon Valley West Condominiums attended the meeting to discuss concerns over the recent and past billing history for the complex. Their concerns were over water usage totals billed, and on the installed meter's accuracy for each of the 10 buildings in the association. They requested an audit on the accounts for the last eight years. Angelique informed everyone that the software used for reporting hourly usage can only go back to mid-July 2022. The Board instructed Angelique to complete the audit from the oldest date possible to present.
3. APPROVAL OF JUNE 11th, 2025, MEETING MINUTES. The minutes were approved as presented (MM, CP 3-0)
4. LEGAL REPORT. The Board reviewed the legal report provided by Carolyn.
5. OPERATIONS REPORT. Water Solutions presented their operating reports for the Board to review. Jochen informed the Board he wants to start inspecting manholes by Deer Path next week to inspect I&I flow. Then he can make a decision to clean/evaluate certain areas further.
 - WSI is using a new leak detection company for another client. We think it would be good to schedule for this summer after the sewer project is complete. It is bid for \$4312.50.
 - We are moving forward with SCADA alarm changes per last meeting as MPC has time.
 - No change to re-doing decking at the diversion. Project is on hold until TOD reaches out.
 - Spring/Summer maintenance projects have begun.
 - Due to slight changes in the new second stage filter pumps required additional adjustments to mount onto the skid as well as some wiring work. The blower (new) drew 30amps vs. the 2.3 it should. It is being warranted. There is no estimated time for the replacement.

- Many filter valves have been replaced and/or maintenance. This will be ongoing as needed. We are getting a quote from Hensel Phelps to fix a leak that WSI cannot.
 - Sampling has taken place for monthly Bac T's for June per CDPHE required sampling. All results were either absent or below the Maximum Contaminant Levels (MCL).
 - Sewer project is in full swing
 - JSA and I&I reports are attached. Manholes will be inspected in the area to see if good I&I information can be gained at this time. I&I should come up with the creek levels. Now that I&I is up, we will begin looking for the area to coordinate with clean and video to gain information on future repairs.
6. FINANCIAL AND ADMINISTRATION REPORT. The Board reviewed financial reports for AP, AR and Profit and Loss statements.
 7. UPDATE ON STRAIGHT CREEK REPLACEMENT PROJECT. Chris gave an update that the project is progressing well. He expects no changes to the project end date unless unforeseen delays occur with the discovery of new leaks while lines are exposed.
 8. RANGE WEST PROPOSAL FOR AN UPDATED LAND SURVEY OF THE DISTRICT OPERATIONS PARCEL. The Board reviewed the proposal submitted and agreed the parcel survey should be completed and would like to ensure it includes the bridge over the creek next to the parcel. A motion to approve the proposal was made (MM, CP 3-0).
 9. NEW BUSINESS. Dillon Valley resident Jacob Brown attended the meeting to inquire about joining the Board. After attending the entire meeting, he informed the Board he would like to officially join at the next meeting.

The meeting was adjourned at 6:07 pm

Respectfully submitted by:
 Angelique Justich
 District Administrator