

CHERRY HILLS SANITATION DISTRICT
AGENDA and NOTICE OF REGULAR MEETING
THURSDAY, OCTOBER 9, 2025
1312 S College Avenue, Fort Collins
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PRESENT: Board members, Mr. Steve Vessey, Mr. Robert Brown, Mr. Randall Siddens, Mr. Paul Gronewoller, Mr. Nate Marrs. Staff: Mr. Bill Wallen, Mrs. Jeri Vessey, and Mr. Brad March. Guests: Mr. Danial Larsen, emeritus member. Absent, None.

There being a quorum, Mr. Vessey called the meeting to order at 7:35 a.m.

APPROVAL OF SEPTEMBER 11, 2025, AGENDA: Mr. Gronewoller moved to approve September 11, 2025, agenda, and Mr. Brown seconded the motion. The agenda was unanimously approved, with an amendment to include a finance discussion/finance committee at the conclusion of the meeting.

APPROVAL OF AUGUST 14, 2025, MINUTES: On motion by Mr. Marrs, seconded by Mr. Brown the prior board meeting minutes were unanimously approved.

FINANCIAL STATEMENTS FOR AUGUST 2025: Mrs. Vessey Cash balance is high. Utility Notification Center of Colorado (UNCC) bills were not received due to a mailing error, so four months of bills were all paid at once. Motion by Mr. Gronewoller seconded by Mr. Marrs to approve the financial statements.

1217 LINDENWOOD DRIVE SUBROGATION: Mr. March

Mr. March advised that he has received further contact from the insurance carrier for the property owner. In accordance with board policy discussed at the August meeting, he has not notified the District's carrier of the subrogation claim. This decision is based on the property owner's insurer's failure to file a governmental immunity claim. Mr. March will keep the board apprised of any further developments.

WAGE DISCUSSION: Mr. Vessey.

According to Mr. Siddens research, we are comparable in pay levels as other local field operation staff. The board agreed to increase wages as the employee passes each of the Colorado Water and Wastewater Facility Operators Certification Board classifications and a salary increase will be discussed at the November preliminary budget meeting.

MANAGER'S REPORT & MAINTENANCE: Mr. Wallen

- Pump out stations 4 and 6 were cleaned/pumped out.
- For the extension to the line at 647 Country Club Road there is an intent for a 6" line with a manhole at 615 Country Club Road rather than the cost of an 8" line.

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ATTORNEY REPORT: Mr. March

- **Walpole easement.** Mr. March advised that he has had further discussion with Amy Trefry with Hammersmith Construction surrounding the need to get easements across the Rogers' property on Hwy 1 to serve the owner to the north. Mr. March has researched historic easement documents, which revealed potential conflicts with existing access rights that may affect future development. He will outline these specific concerns at the October meeting.
- **Construction standards & Rules and Regulations.** Mr. March has forwarded the District's construction standards on to Mr. Siddens and Mr. Brown for the R&R committee review. It is anticipated that a meeting will be scheduled prior to the October board meeting, and the R&R committee will report on both Construction Standards and Rules and Regulations recommendations.
- **Investments.** At Mr. Gronewoller's request Mr. March forwarded a research memorandum to the Board members. Mr. Gronewoller addressed inflation impacts and ETF's. A VanGuard fund has a 6.71 return over 5 years and cumulative inflation in this time was over 20%. Three certificates of deposits and checking/saving accounts due or not invested. It is suggested that we place funds in a money market account in the short-term pending further investment decisions by the Board.

DELIQUENT ACCOUNTS FOR JULY 2025:

Highland Manor has paid for their delinquency except for the late fee. Terry Lake Properties was sold very fast, but Mrs. Vessey was not informed prior to the sale. She has contacted both the previous owner regarding outstanding payments owed, and the new owner regarding payment for the remainder of this quarter's billing. Delinquencies decreased from \$26,617 in July to \$18,022, however, there are still 17 accounts over \$500. Mrs. Vessey will continue to follow up on these accounts and will forward any cases where there is no response to Mr. March for further action.

COMMITTEE MEETINGS:

RULES COMMITTEE – No discussion.

There being no further business before the Board, the meeting was adjourned by Mr. Vessey at 8:29 a.m. Next month's meeting will be October 9, 2025, at March and Olive offices.

Respectfully submitted,

Jeri K. Vessey, Recording Secretary