

## **RECORD OF PROCEEDING**

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### **MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:**

#### **DEER CREEK WATER DISTRICT**

**HELD THURSDAY, OCTOBER 2, 2025, AT 6:30 PM**

#### **ADMINISTRATIVE ITEMS**

The special meeting of the Board of Directors of the Deer Creek Water District, Elbert County, Colorado was called to order on the day shown above by Director Kirkwood in accordance with the laws of the State of Colorado. The following Directors were acting:

Kevin Kirkwood, President  
Jean King, Treasurer  
Jeff Hundley, Secretary  
Kirk Schroeder, Assistant Secretary

Also present was:

Marcos Pacheco and Michael Schenfeld, Community Resource Services of Colorado

#### **CALL TO ORDER**

A quorum of the Board was present, and the meeting was called to order at 6:31 p.m.

#### **CONFLICTS OF INTEREST**

There were none.

#### **APPROVE AGENDA**

Director King moved to amend to accommodate speakers. Upon second by Director Kirkwood, a vote was taken, and the motion carried unanimously.

#### **DISCUSSION REGARDING STRUCTURE FIRE ON SEPTEMBER 28, 2025, WITH ELIZABETH FIRE CHIEF**

Fire Chief TJ Steck discusses responsibilities and borders of district. 1800 calls per year – 3 stations – joint with rattlesnake fire with volunteer fires. The cause of the fire is an active investigation and therefore it cannot be discussed. 5min 20 seconds – 2 minutes to find humans and hazards – truck had 750 gallons which was not enough due to the fuel and combustible. Crew knew that the water would be better used on the home instead of the garage. Siding was getting to be 300 plus degrees so 750 gallons were used to prevent house fire. Other engines came from other depts. Standard procedures for this area. The problem was the distance from the hydrant to the fire and the hose length. The trucks needed to be linked together in order to pump the water upstream. 5 engines on scene and back up tankers are always on route just in case, but they take longer to travel to fires typically. The building was considered a total loss and fire dept knew that and prioritizes the home with water. 3-4 hoses and 1000 per minutes – 1200 gallons per minute. Hydrant spacing was an issue for this property and was specific to the house because of the distance. That house caused unique issues and the fire dept handled everything properly according to proper procedures. Rumors about flow are put to rest. District flows need to be tested 1000 gallons per minute for 60 minutes, but the infrastructure will not allow for that. Working with District to make things better – cost effective methods with more 6-inch piping to that area. Redundancy to the estates would be a benefit. More

hydrants with better spacing. PVC piping is riskier if we try to increase pressure. Discussion about development standards and who approves plans. Residents asked if district hits modern standards. Unknown as this. Semi and tractor trailer were in the building which were causing tires to explode and there were other flammable materials as well. Tire explosions caused loud bangs. Increasing number of hydrants is suggested by fire chief. Servicing and tests are not up to the fire hydrants. 2023 testing was required. Every 5 years for flush tests and every year for function testing. ISO rating discussed and District is located in class 3 (protection class) discussion about response times. ORC flushes every 5 years. Records for flushing hydrants are there and 2025 is next testing. Static pressure 60 psi – cannot pump us psi. flushing is important – tests hydrant – removes sediment – when flushing happens there is water that is dirty that goes to the house that needs to be. Residents have more sediment than usual. Water quality is discussed. 500-700 psi would be good flows. Costly to district. Questions about water retention in low land areas. Outdoor ponds are not good for winter or for truck pumps. Sintern systems might be an option.

## **MINUTES**

Director King moved to approve the minutes of the meeting held on July 10, 2025, as presented. Upon second by Director Kirkwood, a vote was taken, and the motion carried unanimously.

It was noted that the September 23, 2025, meeting did not have a quorum of the Board of Directors and per legal the meeting did not technically take place, and it is legal's recommendation that the Board does not move forward with those minutes.

## **PUBLIC COMMENT**

Pederson, property at 3074 Deer Creek, water bill issues – bill for \$400 to fix damage – water was leaking for a long time. ORC was aware of this, but it was on the homeowner's side of the meter. Leaking meter was mistaken for neighbor's house. When the leak was fixed the corrections were made. Mike Akin property at 3076 Deer Creek Ranch Loop was mistaken the homeowners. Bill will be reviewed by board and CRS to discuss discount on the bills.

## **OPERATIONS & MAINTENANCE ITEMS**

- a. **ORC Operations Update:** Ms. Begeman presented the update. At the water treatment plant ORC has utilized the spare chlorine pump and is on-line and working. ORC will purchase another spare chlorine pump and an approximate cost of \$1,500.00. ORC received an alarm which was responded to, and ORC was able to reset the program which turned the wells off and stopped the overflow of the tank. The water that did run through the overflow, pooled in the driveway of the neighbor to the east. The flow of the water needs to be redirected. Will need to speak with the homeowner to the South, ask if a swale can be created on their property to divert the water downstream. Need to adjust the slope leaving District's property going onto the property to the South to better shed that water down a natural waterway that runs off to the southeast. CRS will talk with the homeowner to the South. The corrosion control equipment is installed and fully operational and are injecting corrosion control and dosing per the engineering recommendations. Will be submitting data to the state on a quarterly basis, hopefully this will have a positive effect on the amount of copper in the district water. The Board asked if the reports could read more clearly about the copper and lead levels. Ms. Begeman replied that the state requires very specific language, and the lead and copper rule tie those two components in water together. Ms. Begeman will bring this back to the compliance officer at ORC and asked if she can add that this is not a lead issue. The results for the corrosion control could take up to 6 to 18 months. The Board asked Ms. Begeman about isolation valves. Ms. Begeman said that we currently don't have an issue that would warrant us to need that proposed isolation valve. But if an issue arises, ORC will have to isolate larger sections of the system, resulting in more people out of water in order to repair or replace. If the project to get rid of the meter pits comes to fruition, the isolation valves will become very important in order to isolate and segment different areas. The Board asked if installing curb stop would affect the need or prioritization of the isolation valves. During the process ORC will

need to isolate and drain down the main. From the Main to the curb stop is a very problematic piece of pipe that needs to be removed. If the District abandon the meter pits and puts in curb stops, that portion or branch line needs to be replaced. ORC is continually to replace inoperable meter as we have stock to replace them.

- b. **Copper Mitigation Update:** addressed above.
- c. **Water Tank Overflow Update:** addressed above.

#### **FINANCIAL MATTERS**

- a. **Review and Approve/Ratify Payment of Claims:** Director Kirkwood moved to ratify and approve the claims as presented. Upon second by Director Hundley, a vote was taken, and the motion carried unanimously.
- b. **Review Financial Statements:** Director King moved to approve the unaudited financial statements as presented, upon second by Director Schroeder, a vote was taken, and the motion carried unanimously.

#### **DIRECTOR ITEMS**

- a. **Review and Consider Approval of Water Meter Replacement Project Plan and Logistics:** Director Kirkwood explained the process of the meter replacement project and logistics. The Board discussed the logistics, how to inform the homeowners, and communication options. Mr. Schenfeld reviewed the draft reports enclosed with the meeting packet. No vote was taken.
- b. **Review and Consider Approval of the Water Meter Purchase from Badger Meter:** Ms. Begeman said there are 5 properties within the district that have meter inside the home. She encourages the Board to visit those properties and observe the location of those meters and think about the maintenance in the future. The thought is that the meter will last 20 years but unfortunately that is not realistic, and a tech will need to be inside to replace, or trouble shoot the meter. The Board discussed and will go forward with a public bid; CRS will publish the request to bid. No further action was taken.
- c. **Consider Appointment to the Board of Directors:** Motion by Director Hundley to appoint Dave Lunka to the Board of Director and seconded by Director Schroeder. Directors King and Kirkwood, opposed.

Director Schroeder would like to see about fiduciary duties and responsibilities in regard to the meeting that was scheduled for the 23<sup>rd</sup> of September. Questions and discussion need to be addressed about the fiduciary responsibilities and reason for missing a meeting.

#### **MANAGEMENT ITEMS:**

There were none.

#### **LEGAL ITEMS:**

There were none.

#### **OTHER BUSINESS:**

There were none.

**ADJOURNMENT**

Director Kirkwood moved to adjourn the meeting at 8:47 p.m. Upon a second by Director Schroeder, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

*Michael Schenfeld*

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Secretary for the Meeting