

**ANNUAL MEETING OF THE BOARD OF MANAGERS
OF SPECIAL IMPROVEMENT DISTRICT #4
OF THE RIO GRANDE WATER CONSERVATION DISTRICT
December 5, 2023 at 9:00 a.m.
8805 Independence Way, Alamosa CO 81101
And by Zoom/Teleconference**

Present: David Frees, President; Pete Stagner, Vice-President/Secretary/Treasurer; Jan Waye, Manager; Jeff Regenold, Manager; and Peggy Godfrey, Ex-Officio Member.

Staff and Consultants: Pete Ampe, Hill and Robbins, P.C.; Chris Ivers, Program Manager; Rose Vanderpool, Program Assistant; Michael Carson, Database Administrator; Clinton Phillips, Davis Engineering; Linda Ramirez, Program Assistant; Crystal Benavidez, HCP Coordinator/Program Assistant; and, April Mondragon, Administrative Assistant.

Guests: David Hofmann, Sally Wier, and William Myers.

Meeting Called to Order

President Frees called the meeting to order at 9:03 a.m. There was a quorum present for the meeting.

Approval of the Consent Agenda

President Frees stepped out of the chair and made a motion to add an executive session to the agenda. The motion was seconded by Pete Stagner and unanimously approved

Approval of the Minutes

President Frees asked for approval of the minutes:

- September 5, 2023-Quarterly Meeting Minutes
- September 5, 2023-Executive Session Minutes
- October 3, 2023-Special Meeting Minutes

A motion was made by Pete Stagner to approve the minutes as presented. The motion was seconded by Jeff Regenold and unanimously approved.

Election of Officers-President, Vice President/Secretary/Treasurer

President Frees asked for Election of Officers. Pete Ampe opened the floor for nominations for the position of President of the Subdistrict including self-nominations. A motion was made by Pete Stagner to retain David Frees as President. The motion was seconded by Jeff Regenold. A motion was made by Jan Waye for nominations to cease, it was voted on and unanimously approved. President Frees asked for nominations for Vice President/Secretary/Treasurer. David Frees stepped out of the chair and made a motion to elect Pete Stagner as Vice President/Secretary/Treasurer. The motion was seconded by Jan Waye. President Frees stepped out of the chair and made a motion for nominations to cease, it was voted on and unanimously approved.

Public Comment

President Frees asked for public comment. William Myers reported being a constituent of Subdistrict No. 5 and asked the Board of managers to consider extending a letter of support in connection with his letter of interest submitted for the Subdistrict No. 4 Board of Manager vacancy. Discussion was held on the appropriateness of the Board as a whole to provide a letter of support and the need for the District Board of Directors to address the request.

Attorney's Report

President Frees asked for the Attorney's report. Pete Ampe asked the Board to think about how and when to move forward with the change case on the Peachwood water rights. He reported on a purchase made by Subdistrict No. 3 and the Trinchera Subdistrict, a pending case in Subdistrict No. 2 regarding a trans basin diversion, and the various options being looked at by Subdistrict No. 6. Mr. Ampe provided an update on Subdistrict No. 5 and how they are operating under a recent purchase.

Engineer's Report

President Frees asked for the Engineer's report. Clinton Phillips presented the Subdistrict No. 4 San Luis Creek Monitoring well update. He highlighted the location of the monitoring wells by model layer. Mr. Phillips reported on the positive baseline change in model layer 3, a decline in model layer 1 in the last year and provided the Board with a handout on each well. He presented the

composite water head change based on 2023 measured values and the five (5) year average on San Luis Creek, Saguache, Conejos, and the Alamosa/LaJara response areas.

Program Manager's Report

President Frees asked for the Program Manager's report. Chris Ivers reported on a letter sent out soliciting interest to serve on the Board. He stated two letters of interest were received, one from Jennifer Rodriguez and one from William Myers. Mr. Ivers also reported the fees were certified and submitted to the Counties.

- **Financial Report**

Mr. Ivers presented the Profit and Loss Statement. He highlighted the amount owed to the District since formation, current assets, assessments receivable, the CWCB loan and the current liabilities. Mr. Ivers highlighted the lease payment shown as miscellaneous revenue, property management expenses and utility expenses. Discussion was held on the sprinkler repair expenses. Pete Ampe explained an official audit is performed each year and submitted to the state.

A motion was made by Jeff Regenold to approve the financial report as presented. The motion was seconded by Pete Stagner and unanimously approved.

Bowman Property Update and Discussion

President Frees asked for the Bowman property update and discussion. Chris Ivers updated the Board on a meeting the Farm Committee attended with Colorado Open Lands. He reported on their decision to move forward next year with revegetation on fields 3, 5 and 8. Discussion was held on soliciting two (2) bids, one (1) for planting the revegetation mix and one (1) for the management of the irrigation of the six (6) quarters for 2024. President Frees reported there would be six (6) pivots available for lease. He requested to have bids back by January 19th and hold a special meeting on January 23rd. Mr. Ivers described the issue with elk on the property and the responsibilities of the current lessee in connection with repairs. Discussion was held on the lessee having adequate time to remove equipment from the property, and the need to begin the removal of fencing on the property.

Executive Session to Receive Legal Advice

President Frees asked for an executive session to receive legal advice. A motion was made by Pete Stagner to enter into executive session. The motion was seconded by Jan Waye and unanimously approved.

Mr. Ampe stated the Board was entering into executive session pursuant to section 24-6-402(4)(a) to receive legal advice. The Board would take no formal action or position during the executive session.

Archaeology Surveys

President Frees asked for discussion regarding an Archaeology surveys. He explained the purpose of the survey and the Subdistricts obligation to determine and protect/preserve any archaeological sites/artifacts there may be on the Subdistricts property. Chris Ivers reported on the quotes he had received and was directed to solicit bids for the archaeology survey.

New Business

President Frees asked for new business. There was none.

Next Meeting

President Frees asked for next meeting. A special meeting was scheduled for December 20, 2023 at 9:00 a.m. and January 23, 2024 at 9:00 a.m. The next quarterly meeting is scheduled for March 5, 2024 at 9:00 a.m.

Adjournment

A motion was made by Pete Stagner to adjourn the meeting. The motion was seconded by Jeff Regenold and unanimously approved.

The meeting was adjourned at 10:23 a.m.



President

Vice-President/Secretary/Treasurer