

Prairie View Ranch Water District LLC

Proposed Agenda

of

Annual Meeting

May 8, 2012

1 PM

1001 O Street

Greeley, Colorado 80631

Phone/FAX 970-356-7090

4 Agendas
2012
2013
2014
2015 Missing
2016
2017 Missing
2018
2019

Meeting Call To Order

Reading of Last Years Minutes

Treasury Report

Old business

Equipment replacement/updates

New business

Concerns of seismic and oil frac on water quality

Are monthly rates adequate?

Plant Investment Fee for New lots?

*Do you have any other concerns?? If so call Fred
970-356-7090*

*This will be a tele-conference meeting. If you would like to be
Tele-conferenced in, leave your phone # @ 970-356-7090*

Prairie View Ranch Water District LLC

Proposed Agenda

Annual Meeting

May 3, 2016@ 1PM

1001 O Street

Greeley, Colorado 80631

Phone 970-356-7090

Meeting Call To Order

Reading of Last Years Minutes

Treasury Report

Old business

Equipment replacement/updates

New business

Board Members and their terms

Are monthly rates adequate?

Organization of Home Owners Association to take control of PVRWD in future years. (license for small systems operator required by State of Colo.) Fred Gibbs will continue to serve this capacity until someone from the PVRHOA is qualified to take over the operator position. DO YOU HAVE ANY OTHER CONCERNS??

Prairie View Ranch Water District LLC

Proposed Agenda

Annual Meeting

May 1, 2018 @ 1:00 pm

1001 "O" Street

Greeley, Colorado 80631

Phone: 970-356-7090

Call Meeting to Order

Reading of the minutes from last year

Treasury Report

Old business

Equipment replacement/updates

New business

Board Members and their terms

Are monthly rates adequate?

Organization of Home Owners Association to take control of PVRWD in future years. (License for small systems operator required by State of Colorado) Fred Gibbs will continue to serve this capacity until someone from the PVRHOA is qualified to take over the operator position. DO YOU HAVE ANY OTHER CONCERNS??

Prairie View Ranch Water District LLC

Proposed Agenda

Annual Meeting

May 7, 2013@ 1PM

1001 O Street

Greeley, Colorado 80631

Phone/FAX 970-356-7090

Meeting Call To Order

Reading of Last Years Minutes

Treasury Report

Old business

Equipment replacement/updates

New business

Concerns of seismic and oil frac on water quality

Are monthly rates adequate?

Plant Investment Fee for New lots?

DO YOU HAVE OTHER CONCERNS??

Call Fred (970-356-7090) with your phone number to be tele-conferenced into this tele-conference meeting

Prairie View Ranch Water District LLC

Proposed Agenda

Annual Meeting

May 8, 2014@ 1PM

1001 O Street

Greeley, Colorado 80631

Phone/FAX 970-356-7090

Meeting Call To Order

Reading of Last Years Minutes

Treasury Report

Old business

Equipment replacement/updates

New business

Board Members and their terms

Are monthly rates adequate?

Plant Investment Fee for New lots?

DO YOU HAVE OTHER CONCERNS??

Prairie View Ranch Water District LLC

Proposed Agenda

Annual Meeting

May 11, 2019 @ 1:00 pm

1001 "O" Street

Greeley, Colorado 80631

Phone: 970-356-7090

Call Meeting to Order

Reading of the minutes from last year

Treasury Report

Old business

Equipment replacement/updates

New business

1. Board Members and their terms
2. Are monthly water rates adequate?
3. Is there a need or desire to form an HOA??
4. Who is qualified to take over the operator position.
5. DO YOU HAVE ANY OTHER CONCERNS??

PRAIRIE VIEW RANCH WATER DISTRICT, LLC
Board of Directors Meeting
July, 19th, 2021 8:00am
Virtual: Zoom

#4
Minutes
2010-2021

MINUTES

I. OPENING OF MEETING

- with qualified
- A. Call to Order - Daniel Harrison calls meeting to order at 8:12am
 - B. Roll Call - Doryea Gibbs, Daniel Harrison, Jo Ann Pearson, John Pearson, Carlos Castillo - All in attendance
 - C. Pledge of Allegiance - *I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible with liberty and justice for all.*
 - D. Approval of Agenda - Motion made by Doryea to approve the agenda. Second by Carlos, Motion passes

II. ACTION ITEMS

- A. Engagement letter for Lyons Gaddis - Daniel opens discussion on the topic.

Many of the questions were about the transparency of the water district, which needs to be addressed at another meeting, as today's meeting is about why we need to retain representation.

Other questions addressed violations in which the district is incurring. This is why we are retaining representation so that we can correctly rectify the violations.

The meeting is being recorded for posterity and will be available through the website, which is being built as we speak.

Daniel closed questions and asked for a motion to retain legal counsel, so moved by Doryea second by Carlos. Motion vote passes.

III. ADJOURNMENT

Motion made to adjourn meeting by Doryea and second by Daniel motion passed

Join Zoom Meeting

Prairie View Ranch Water Dist. is inviting you to a scheduled Zoom meeting.

Topic: PVR Water Dist.

Time: Jul 19, 2021, 08:00 AM Mountain Time (US and Canada)

Every month on the Third Mon, until Jan 17, 2022, 7 occurrence(s)

Jul 19, 2021, 08:00 AM

Cancelled
no Board

May 4, 2010
Annual Meeting of
PRAIRIE VIEW RANCH W.D. LLC

President Fred Gibbs called the meeting to order at 1 pm at 1001 O Street in Greeley, Colo. All 5 board members were in attendance. The treasure report was presented and approved. There was one water plant investment re-sold to the owners of lot 4. There is a possibility of 1 or two sales for the coming of the year, depending on financing for new homes by area lenders.

The board discussed the water districts operating revenue vs expenses and concluded that rates would be held constant, at \$29 per month for basic service of 8,000 gallons.

The board of directors were re-appointed and given their oath of office by the designated election official after the notice for nominations was published in the Ft Morgan Times on February 3, 2010 and no new nominations or self nominations were received. There after a cancellation of election was published in the Ft Morgan Times and previous board members were re-appointed for 2 and 4 year periods. (Doryea L Gibbs 2 yr until 2012, Fred G. Gibbs 2yrs.until 2012, John D. Pearson 4 yrs until 2014, JoAnn H. Pearson 4yrs until 2014, Fred O. Gibbs 4yrs until 2014.)

No further new or old business was discussed and meeting was unanimously adjourned.

May 9, 2011

Annual Meeting of

Prairie View Ranch Water District LLC

President Fred Gibbs called the phone conference meeting to order at 1:10 pm. The treasure report was given and approved. There were no plant investment fees received because there were no house sales due to the bad housing economy. There is a possibility of selling lot 1, this coming year.

OLD BUSINESS

The foreclosure on lot 10 (Steve Sands) was discussed and a unanimous decision was made to just continue to bill him or the bank until the property is resold, at which time, the past due water bills will have to be brought current and a new plant investment fee collected for the abandoned one. Fred Gibbs told everyone that the 30 hp pump was going to require replacement (cost approx. \$1200). The complete water analysis for state health dept. approval must be done at some time soon.

NEW BUSINESS

Sales of 2 new plant investments in 2011 are projected (lot 1 & 10), price to be raised to \$17,500 in 2012.

Monthly water rates were discussed and it was decided that an increase to \$35 was necessary just to cover increased electrical pumping costs. No further business meeting adjourned.

May 8, 2012

Annual Meeting of

Prairie View Ranch Water District LLC

President Fred Gibbs called the phone conference meeting to order at 1:10 pm with 3 board members in office and John and Jo Ann Pearson on the phone. Sheila Brown was not able to be teleconferenced in because Century Link must have 2-4 hours notice and have a teleconference form signed. The treasure report was given and approved. There was one plant investment fee received for the lot 1 house sale. There is a possibility of collecting another plant investment fee for the foreclosure and sale of lot 10 in the coming weeks.

OLD BUSINESS

Fred Gibbs told everyone that the 30 hp pump body used as a fire pump was replaced (cost approx. \$1200), and the 7.5 hp submersible pump and motor in the west well was also replaced in October (\$5,600). Water tests done by Weld Health Labs, showed the need for continued chlorination and that nitrate-nitrite levels were within drinking water standards. A new complete water analysis for the state health dept. will not be required until at least 11 homes are developed and sold (approx. cost \$2,500) last one was \$2100.

NEW BUSINESS

Sales of 2 new plant investments in 2012 are projected (lot 10 & 6), price to be raised to \$18,000 in 2013.

A new battery of water tests for VOC's caused by oil well frac-ing will be available from Weld County Health Lab in June 2012 at a much reduced rate and the board voted to use it to provide a base-line in case of contamination by frac ing in the area near by our water supply wells.

Monthly water rates were discussed and it was decided that the \$35 minimum monthly water fee was still necessary just to cover electrical pumping costs. No further business meeting adjourned.

May 7, 2013

Annual Meeting of

Prairie View Ranch Water District LLC

President Fred Gibbs called the phone conference meeting to order at 1:10 pm with 3 board members in office and John and Jo Ann Pearson on the phone. The treasure report was given and approved. There was one plant investment fee received for the lot 10 house forecloser sale, and one for lot 6.

OLD BUSINESS

The pumps and equipment are all performing well and the minimal levels of chlorine seem to minimize the problem with black water caused by precipitation of manganese by the chlorine.

NEW BUSINESS

1 new plant investment fee is anticipated for the sale of lot 8, and lot 11, and 13 will need to have a water tap, and meter boxes installed.

Monthly water rates may need to be raised, and the use of water over 8,000 gal/month raised also to be fair to all users.

John Pearson expressed concerns about the slow sales of lots and the future of the development. He suggested that we may want to study the idea of selling off the 2nd and 3rd phases of this development in larger parcels and allowing those large parcel owners to seek water from other sources. Discussion was made and the idea was tabled with the motion that further study needed to be done.

Motion for adjournment approved.

May 6, 2014

Annual Meeting of

Prairie View Ranch Water District LLC

President Fred Gibbs called the phone conference meeting to order at 1:10 pm with 3 board members in office and John and Jo Ann Pearson on the phone. The treasure report was given and approved. There were no plant investment fee received.

OLD BUSINESS

The 7.5 hp submersible pump that provides pressure to the entire subdivision was replaced with a new one from american marsh pump company and the variable frequency drive unit was checked and adjusted by energy management technicians on sept 10, 2013. This was a costly upgrade of nearly \$3,000 (dealer Cost) of equipment only with no labor remuneration for Fred Gibbs and his employees. An emergency teleconference was made to include all board members, and the decision was unanimously made that future pumping rates would have to be increased to cover replacement costs both present and future. A letter was sent to all water district water users explaining the costs involved and the need for changes in the water rates.

Beginning October 1, 2013 the water rates were changed to \$45 per month minimum rate for the 1st 8,000 gallons of usage, and \$5 per 1,000 gallons for the next 2,000 gallons and \$7 per 1,000 for all usage over 10,000 per month.

NEW BUSINESS

1 new plant investment fee is anticipated for the sale of lot 8, and lot 11, and 13 will need to have a water tap, and meter boxes installed.

John Pearson expressed concerns about the slow sales of lots and the future of the development. He suggested that we may want to study the idea of selling off the 2nd and 3rd phases of this development in larger parcels and allowing those large parcel owners to seek water from other sources. Discussion was made and the idea was tabled with the motion that further study needed to be done.

Motion for adjournment approved.

May 5, 2015
Annual Meeting of
PRAIRIE VIEW RANCH W.D. LLC

President Fred Gibbs called the meeting to order at 1 pm at 1001 O Street in Greeley, Colo. All 5 board members were in attendance. The treasure report was presented and approved. . There is a possibility of 1 or two sales for the coming of the year, depending on financing for new homes by area lenders.

The board discussed the water districts operating revenue vs expenses and concluded that rates would be held constant, at \$45 per month for basic service of 8,000 gallons.

The board was advised of the progress in water equipment approved by the Colorado Health Dept. At the present time the system is designed to handle phase 1 and further additions in storage may be required when phases 2 and 3 are developed.

No further new or old business was discussed and meeting was unanimously adjourned.

May 3, 2016
Annual Meeting of
PRAIRIE VIEW RANCH W.D. LLC

President Fred Gibbs called the meeting to order at 4 pm at 1001 O Street in Greeley, Colo. All 5 board members were on a tele-conference call. The treasure report was presented and approved. . There is again a possibility of 1 or two sales for the coming of the year, depending on financing for new homes by area lenders.

Old Business

The board was advised of:

1. Repairs and additions in calendar year 2015
 - a. New 7.5 hp submersible pump replaced 30 hp. New software installed in VFD pump panel to control the (2) 7.5 hp pumps. Allowing the 2 pumps to alternate every other day or both pump simultaneously if needed for fire protection or peak water consumption periods. This gives the district a more constant water pressure and extends the life and dependability of the pumps.
 - b. Flow meter installed to monitor incoming water flow from each of the wells. This makes chlorination of the water more accurate and prevents over chlorination of the water in the holding tanks, and reducing the manganese precipitation problem experienced with over chlorination.

New Business

1. Need to have attorney prepare necessary documents for the transition of management of the water district to the home owners association.
2. updated copy of rules and regulations for 2016
3. Need to have John Gauthier Engineering complete Colorado Health Dept. requirements for final approval of water district facilities and required treatment equipment.
4. Have attorney prepare and record agreement between Prairie View Ranch Water District and G&P Enterprises on the 1/3 : 2/3 split of Plant Investment Fee for reimbursement to G&P Enterprises agreed to by the board at the annual meeting on May 13, 2008. This is recorded in those minutes of the meeting. Also make sure abandonment rule is also recorded.
5. Election of Moses Sidhu and Jan Allen to replace Jim Gibbs and Doryea Gibbs for 4 year terms on the board of directors was approved and the new members were sworn in by the elections judge Carlos Castillo. Terms of the new board members will expire in May 2020.

Motion made, seconded and unanimously approved to adjourn meeting.

May 2, 2017
Annual Meeting of
PRAIRIE VIEW RANCH W.D. LLC

President Fred Gibbs called the meeting to order at 4 pm at 1001 O Street in Greeley, Colo. All 5 board members were on a tele-conference call. The treasure report was presented and approved. . There is again a possibility of 2 or 3 sales for the coming of the year, depending on financing for new homes by area lenders.

Old Business

The board was advised of:

1. Repairs and additions in calendar year 2016
 - a. New 7.5 hp submersible pump replaced the 7.5 hp pump in east tank. New software installed in VFD pump panel to control the (2) 7.5 hp pumps. Allowing the 2 pumps to alternate every other day or both pump simultaneously if needed for fire protection or peak water consumption periods. This gives the district a more constant water pressure and extends the life and dependability of the pumps. Additionally, a set of floats were installed in the tanks to prevent over and under filling if the tank level monitor failed. This has been a problem for the last several months.
 - b. A new 7.5 hp well pump and motor was installed in the west well by Canfield Drilling on Sept. 10 2016. The well was hyper-chlorinated, left for one day and then pumped out on the ground for 12 hrs before putting it back in the system.
 - c. A new 7.5hp Hitachi submersible pump motor, along with 3 new pump ends were purchased and placed in the well house, to serve as stand-by for pump replacement in the wells or the tanks. This gives the district, the ability to instantly replace any of its pumps and motors.

New Business

1. Board members talked and agreed that the PVRWD would be better served to be run by an outside entity. The consensus was that the home owners group would not be able to make timely decisions necessary to avert problems during a water problem. Quality Water District will be approached as a possibility of taking over the reins and ownership of PVRWD, if this does not work, one of the owners of property in Prairie View Ranch may be asked to become a paid employee to run and manage the district.
2. updated copy of rules and regulations for 2016-17
3. John Gauthier Engineering has agreed to complete Colorado Health Dept. requirements for final approval of water district facilities and required treatment equipment as soon as possible.
4. Have attorney prepare and record agreement between Prairie View Ranch Water District and G&P Enterprises on the 1/3 : 2/3 split of Plant Investment Fee for reimbursement to G&P Enterprises agreed to by the board at the annual meeting on May 13, 2008. This is recorded in those minutes of the meeting. Also make sure abandonment rule is also recorded.

Motion made, seconded and unanimously approved to adjourn meeting.

May 1, 2018
Annual Meeting of
PRAIRIE VIEW RANCH W.D. LLC

President Fred Gibbs called the meeting to order at 1 pm at 1001 O Street in Greeley, Colo. All 5 board members were on a tele-conference call. The treasure report was presented and approved. There is again a possibility of 2 or 3 sales for the coming of the year, depending on financing for new homes by area lenders.

Old Business

The board was advised of:

1. Repairs and additions in calendar year 2018
 - a. New 7.5 horsepower submersible pump replaced the 7.5 horsepower pump in east tank. New software installed in VFD pump panel to control the (2) 7.5 horsepower pumps. Allowing the 2 pumps to alternate every other day or both pump simultaneously if needed for fire protection or peak water consumption periods. This gives the district a more constant water pressure and extends the life and dependability of the pumps. Additionally, a set of floats were installed in the tanks to prevent over and under filling if the tank level monitor failed. This has been a problem for the last several months.
 - b. A new 7.5 horsepower well pump and motor were installed in the west well by Canfield Drilling on September 10, 2017. The well was hyper-chlorinated, left for one day and then pumped out on the ground for 12 hours before putting it back in the system.
 - c. A new 7.5hp Hitachi submersible pump motor, along with 3 new pump ends were purchased and placed in the well house, to serve as stand-by for pump replacement in the wells or the tanks. This gives the district, the ability to instantly replace any of its pumps and motors.
 - d. The pipeline completion for all of the lots in Phase 3.
 - e. Computer system was updated for the water system in the Well House
2. A new bank account was set up specifically for PVRWD to satisfy the state
 - a. One third of the water taps fee will now go into the Water District account along with the monthly fee from the customers. This will allow money to be set aside just for the Water district, in case an emergency arises.

New Business

1. Board members talked and agreed that the PVRWD would be better served to be run by an outside entity. The consensus was that the home owners group would not be able to make timely decisions necessary to avert problems during a water problem. Quality Water District will be approached as a possibility of taking over the reins and ownership of PVRWD, if this does not work, one of the owners of property in Prairie View Ranch may be asked to become a paid employee to run and manage the district.
2. updated copy of rules and regulations for 2017-18
3. John Gauthier Engineering has agreed to complete Colorado Health Dept. requirements for final approval of water district facilities and required treatment equipment as soon as possible.
4. Have attorney prepare and record agreement between Prairie View Ranch Water District and G&P Enterprises on the 1/3: 2/3 split of Plant Investment Fee for re-imbursement to G&P Enterprises agreed to by the board at the annual meeting on May 13, 2018. This is recorded in those minutes of the meeting. Also make sure abandonment rule is also recorded.

Motion made, seconded and unanimously approved to adjourn meeting.

May 6, 2019
Annual Meeting of
PRAIRIE VIEW RANCH W.D. LLC

President Fred Gibbs called the meeting to order at 1 pm at 1001 O Street in Greeley, Colo. All 5 board members were on a tele-conference call. The treasure report was presented and approved. There is again a possibility of 12 to 15 sales for the coming of the year, depending on financing for new homes by area lenders.

Old Business

The board was advised of:

1. Repairs and additions in calendar year 2018 were:

a. New 7.5 horsepower submersible pump replaced the 7.5 horsepower pump in west tank.

Updated software installed in VFD pump panel to control the (2) 7.5 horsepower pumps. Allowing the 2 pumps to alternate every other day or both pump simultaneously if needed for fire protection or peak water consumption periods.

b. A new 7.5 hp Grundfos submersible pump and motor was purchased for standby of the pressure pumps in the tanks at the main well house. The stainless steel Grundfos pump and motor will not corrode like the cast iron pumps have and will last much longer. They are stored in the pump house.

c. The main pipeline (6" C900) was completed for the entire subdivision and super chlorinated, then flushed multiple times via the fire hydrants. All of the water meter pits for each lot were installed and are ready to go when a water meter is installed in each of them.

d. Underground electricity along with transformers and meters were installed to each of the remaining lots.

Electric main lines are on one side of the road and water main lines are on the opposite side of the road.

New Business

1. Discussion was held about future management of the water district. It was resolved that Moses Sidhu would be paid to get his operators license and would become the manager.

2. updated copy of rules and regulations for 2017-18

3. John Gauthier Engineering was again contacted, to complete drawings for the Colorado Health Dept. to fulfill their final approval of water district facilities and the required treatment equipment as soon as possible.

4. A touch meter reading' instrument was purchased and the touch senders are going to be installed in the water meter lids over the next year.

Motion made, seconded and unanimously approved to adjourn meeting.

May 4, 2020
Annual Meeting of
PRAIRIE VIEW RANCH W.D. LLC

President Fred Gibbs called the meeting to order at 1 pm at 1001 O Street in Greeley, Colo. All 5 board members were on a tele-conference call. The treasure report was presented and approved. There is a possibility of 6 TO 8 LOT sales for the coming of the year, depending on financing for new homes by area lenders.

Old Business

The board was advised of:

1. Repairs and additions in calendar year 2019 were:

a. New 7.5 horsepower submersible pump replaced the 7.5 horsepower pump in east tank.

Updated software installed in VFD pump panel to control the (2) 7.5 horsepower pumps. Allowing the 2 pumps to alternate every other day or both pump simultaneously if needed for fire protection or peak water consumption periods.

b. A new 7.5 hp Grundfos submersible pump and motor was purchased for standby of the pressure pumps in the tanks at the main well house. The stainless steel Grundfos pump and motor will not corrode like the cast iron pumps have and will last much longer. They are stored in the pump house.

c. The main pipeline (6" C900) was completed for the entire subdivision and super chlorinated, then flushed multiple times via the fire hydrants. All of the water meter pits for each lot were installed and are ready to go when a water meter is installed in each of them.

d. Underground electricity along with transformers and meters were installed to each of the remaining lots.

Electric main lines are on one side of the road and water main lines are on the opposite side of the road.

New Business

Harrison 1. Discussion was held about future management of the water district. It was resolved that ~~Ben~~ *Daniel* ~~Holcomb~~ would be paid to get his operators license and would become the manager.

2. updated copy of rules and regulations for 2019-2020

3. John Gauthier Engineering was again contacted and completed the drawings for the Colorado Health Dept. to fulfill their final approval of water district facilities and the required treatment equipment.

4. A touch meter reading' instrument was purchased and the touch senders are going to be installed in the water meter lids over the next year.

Motion made, seconded and unanimously approved to adjourn meeting.

PRAIRIE VIEW RANCH WATER DISTRICT

Annual Meeting

May 3, 2021

*Does not
have to be
sent to DCLF
5/5/2021*

Chairman, Daniel Harrison, called the meeting to order at 1 pm May 3, 2021 at 1001 O Street, Greeley, CO. Members were present via telephone conference call.

Doryea Gibbs read the treasure report and was approved.

Expenses for the year have included repairs for broken and frozen water lines, water filters/softeners, chlorine, water tests and dues to the Colorado Rural Water Association. PVRWD replaced old meters with totalizing flow meters. These will give more accurate readings and resident satisfaction. We have had to do repairs and improvements that needed to be done especially for the state of Colorado.

We have hired Chrissy Danford, a Certified Water Operator to be in compliance with the state.

John Gauthiere has been rehired to help fill out paperwork as we have applied for a grant to help with updating and improve the wells and pumps. He is also working with John Pearson for a monitoring plan and other items for PVRWD.

The state required we have an inspector check the wells since they had not ever been inspected. They will need to be inspected every six months for a couple of years.

NEW BUSINESS:

John Pearson and John Gauthiere continue to work with Brit Abney to bring the water system up to compliance.

We are having a generator installed on the pumps so when the electricity goes out residents will not be without water.

We will be moving water meter on Lot 64 to correct the property line.

We need to think about increasing the water bills to help cover the expenses that have been incurred this year.

Repair to the meters is ongoing. Shut off valves are being placed to save having to shut down the whole system when a repair is needed. A port is also being installed to transmit the meter readings to a Handheld Device Autogun that has been ordered. This will improve accuracy in meter reading.

Motion made, seconded and unanimously approved to the meeting and meeting was adjourned.

Respectfully submitted, Doryea Gibbs