

Ridgewood Water District
Board of Directors Meeting Minutes
January 13, 2026

1. **Call meeting to order** at 7:01 PM. Members present: Steve Ghioto, Bob Panick, Kathy Furrow, Dave Burgess, Bruce Vanderpool. Terry excused.

2. **Patron/Customer Forum** None

3. **Read and approve minutes.** Motion to approve both the regular meeting minutes and the special meeting minutes by Dave, second by Bruce.

4. **Treasurer’s Report**, Bob. Issue with one of the chronically late patrons, Hunt, has closed his PO Box and now we have no way of contacting him but in person. Patrons are to keep us updated on changes to their contact information. Bob will send a letter of notice of shut-off to the person listed as the owner on the Teller County Property Records Database website. Expected Legal charges of \$3,895 and repairs/maintenance cost of approx. \$1,000. Larger repair cost will appear on January Statement. Water loss % was up again in December, highest it has been all year at 22.85%. Not sure why it was so high, especially since November was “normal” at 12.78% and repairs of known leak on Ponderosa Circle was repaired around the middle of the month. Discussion again, if the meters are accurate. Test of water system on August 9 didn’t show anything other than the leak on Ponderosa Circle. Questioned need for a spare meter and Steve mentioned need of camera on Well 3.

(Meeting Reported)	December 2025	January 2026
Capital Account:	\$ 11,412.23	\$ 13,228.35
Operating Account:	\$ 11,165.51	\$ 7,565.21
Pay-Port Account:	\$ 5,614.08	\$ 4,692.50
ColoTrust Operations	\$ 91,506.89	\$ 91,813.23
<u>ColoTrust Capital</u>	<u>\$142,631.45</u>	<u>\$143,108.96</u>
Total:	\$262,330.16	\$260,408.16

Operator’s Report, Kelly Brock. Steve has been in contact with Kelly. They discussed possibly installing a gradual pump for chlorine tank. Sanitary Survey will be completed in the spring.

5. **Old Business:**

A. Discussion on Leak Repair at 24 and 28 Ponderosa Circle – Steve. Repairs took 1 week and ended up costing \$8,700.00 and that was with a discount from Kelly. It appeared to be several leaks, one due to a cracked fitting at cul-de-sac meter, one at her pit and others along the aging water line. (Question cause; just aging water line or, as Chris reported, during Nicole’s remodel several big heavy trucks up and down driveway?) Ended up installing 2 separate, 1-inch lines (back to plan A), off the meter pit in cul-de-sac due to unavailability of 1-1/4 inch line. Meters are all in the same place; will help to monitor the new line. Steve mentioned to Chris about district needing Easement rights and Chris will look into it. \$10,000.00 was transferred out of Colo Trust to cover repair costs.

B. Mitigating excess water charges at 24 and 28 Ponderosa Circle – Letter received from Chris requesting water loss charges be dropped since he believes the leak was caused “due to the installing of the meter pits as a leak was found 40” from the cracked fitting at the cul de sac meter”. He also requested the charge of \$100 he paid for a leak detection be reimbursed. Unfortunately, there is no way to know what caused the leaks. Steve motioned to drop all excess water charges for both patrons and to reimburse Chris the \$100 fee he paid. Dave seconded, Kathy and Bruce agreed, Bob abstained.

C. Discussion on Terry and Steve’s visit to the Ed Stone residence. Letter received from Patron on December 20th stating he has not had any water problems until “upgrade work to install High Pressure Pumps on upper Ponderosa Lane” and now his water usage has increased. He believes he has a leak now. He also stated that on August 9 when water was turned back on that he had water damage throughout his home. First, “high

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pressure pumps” were NOT installed and we are not sure where the patron got that idea as all correspondence from the board stated “upgrades and maintenance will be conducted at the RWD pump house”. Second, no pumps were installed on Ponderosa Lane. On Sunday, December 21, Steve checked the Patron’s meter and found no leak. It turns out that company has been living there since September and accounts for his increase in water usage the last 3 months. Third, the pumphouse work was not completed until August 26. August 9 was the second testing of the water system since the yearly leak test has been in use. Patron reports this as the date when he had water leaks and resulting damage at his house. Terry and Steve paid a visit to the patron’s home to investigate. They found that the refrigerator and main sink hose-to-valve connections were the same type of plastic connections and probably the original fittings, had failed. It was determined that the hose probably popped off when the water was turned back on due to air in the water line. According to TC Property Records Database, Patron had water heater replaced on September 4, 2025, so the issue was with his old water heater and was the original from when the home was built in 2005. He said it was full of sediment, thus why he needed a new one. (Note: On 9/18/25 TC has noted that no sediment trap was installed on WH.) Terry offered to replace the in-line water arrestor on the refrigerator and kitchen sink. Waiting to hear back from patron if he wants Terry to complete this work.

D. Moving Forward with upcoming elections – Discussion of potential candidates and term limits as stated by SDA. Bob suggested a letter or email go out to all patrons regarding board vacancies. Kathy will look into election process and we will need a Designated Election Official (DEO) to file forms with the state. Steve will contact the past DEO (Barb Parnell) to see if she would be willing to act as DEO this year.

6. New Business. None.

7. Open Discussion. Just a reminder that Mike Thomas is the paid IT person who updates the district’s website. He could put up a notice about upcoming election year and for anyone interested to contact a board member.

8. Adjourn meeting at 8:00 pm. Next meeting February 10 @ 7pm.

Respectfully submitted, Kathy Furrow