

**WEST DIVIDE WATER CONSERVANCY DISTRICT  
818 Taughenbaugh Blvd., Suite 101  
Rifle, Colorado 81650**

**MINUTES OF BOARD OF DIRECTORS MEETING  
November 18, 2021**

**CALL TO ORDER**

The regular Board of Directors meeting was called to order at the District office at 9:00 a.m. by President Samuel B. Potter.

**ROLL CALL**

The following directors were present: President Samuel B. Potter, Vice President Dan R. Harrison, Treasurer Bruce E. Wampler, Secretary Richard L. McNeill and Director Kelly Couey was absent. Also in attendance were Tammy Keenan, Office Manager; Wendy Ryan Colorado River Engineering, Inc.; Edward B. Olszewski, Counsel; Tiffanie Rudow, Accountant

**PUBLIC COMMENT**

There was no comment from the public.

**MINUTES**

Bruce E. Wampler moved the minutes of the October 21, 2021, meeting be approved as received; Richard L. McNeill seconded; motion carried.

**FINANCE REPORT**

**Bills to be Paid:** Bruce E. Wampler moved the attached list of bills be paid; Richard L. McNeill seconded; motion carried.

**Financial Statements:** Bruce E. Wampler moved the October 2021, Financial Statements prepared by Barnes, Pearson & Rudow, LLC be accepted; Richard L. McNeill seconded; motion carried.

**DRAFT 2022 BUDGETS**

The board reviewed the draft budgets with Tiffanie Rudow for a second time.

**RATE DISCUSSION**

Bruce E. Wampler moved to approve rates as presented with the removal of the Alsbury domestic rate; Richard L. McNeill seconded; motion carried

**LETTER OR INTENT**

Bruce E. Wampler moved and directed the President to accept and sign the letter of intent, in regard to lease renewal at Bookcliffs Professional Building, be exercised; Richard L. McNeill seconded; motion carried.

WATER CONTRACTS

Bruce E. Wampler moved approval of the following assignments; seconded by Richard L. McNeill; motion carried; assignments approved.

**Jose Antonio Godina**; assignment from **Esau and Samuel Ruiz**, 1. a.f, domestic, General Stored Water.

**Dean Bechard and Kerri Crockett**; assignment from **Sean and Teresa Vetter**, 1. a.f, domestic, General Stored Water.

**Mathew and Susan Jurmu and Joaguin and Teresa Bianco**; assignment from **Hemp Collective, LLC and Zachary and Morgan Lyon**, 1. a.f, domestic, General Stored Water.

**Ann Johnson and Scott Christenson**; assignment from **Ann Johnson and Wendell Bair**, 2. a.f, domestic, Silt Interconnect.

MARTIN DILIGENCE ACTIVITIES

Bruce E. Wampler moved to approve the proposal for Martin Diligence Activities presented by Wendy Ryan with Colorado River Engineering; seconded by Richard L. McNeill; motion carried.

of Bruce E. Wampler moved to amend his motion to include changes to task 3, enlargement of #3 and alternatives to #4 and #5 to allow for 227A.F. of storage, and task 6, including permitting for an on-channel reservoir; seconded by Richard L. McNeill; motion carried. potential investigation

POLICY REVIEW

The updated policies were discussed with the board and will be further reviewed in January.

ROUNDTABLE REPORT

The next meeting will be November 29, 2021.

HYDROLOGISTS' REPORT

Water Watch and Augmentation reports were provided and discussed with Wendy Ryan. East Divide Creek and Rifle Creek are still currently on call.

**ACCOUNTING**

All accounting has been completed and submitted to Division 5.

**ALSBURY RESERVOIR**

Wendy visited Alsbury Reservoir and left the outlet open 10 turns.

**FLANNERY YIELD STUDY**

Wendy finalized the report and discussed with the board, and came to the conclusion that any Fourmile Investment would be best served at Martin Reservoirs.

**MARTIN RESERVOIRS**

The final release was made on November 7, 2021, 0.22 A.F. All releases were made from reservoirs # 1 and # 2.

ATTORNEY'S REPORT

Received written and oral report from counsel.

NEW BUSINESS

The next meeting is scheduled for December 9, 2021.

ADJOURN

Meeting adjourned at 11:15 a.m.

SIGNED:

  
Richard L. McNeill, Secretary

ATTEST:



Samuel B. Potter, President



**WEST DIVIDE**  
WATER CONSERVANCY DISTRICT

818 Taughenbaugh Blvd., Suite 101 P.O. Box 1478  
Rifle, Colorado 81650-1478  
Tel: (970) 625-5461  
Web: [www.wdwdc.org](http://www.wdwdc.org) Email: [water@wdwdc.org](mailto:water@wdwdc.org)

November 18, 2021

Bookcliffs Professional Building, LLC  
Bruce Mills, Manager  
818 Taughenbaugh Blvd., Suite 110  
Rifle, CO 81650

Re: Notice of exercise of lease option

Dear Bruce:

West Divide Water Conservancy District elects to renew the lease agreement as provided in Section 3 c. of our lease agreement dated, February 1, 2017, for an additional five (5) years, commencing on February 1, 2022, and terminating on January 31, 2027.

Please provide a written response acknowledging receipt and acceptance of this renewal notice.

Sincerely yours,

WEST DIVIDE WATER CONSERVANCY DISTRICT

Samuel B. Potter

**GENERAL FUND**

Num	Name	Memo	Account	Amount
DD	Keenan, Tamara S.	Direct Deposit	5221 - Salary	2300.21
eft	American Funds		2227 · Simple IRA Payal	97.13
eft	American Funds		2227 · Simple IRA Payal	226.63
eft	Electronic Federal Tax Payment System	84-0976632	2205-FICA/MED/FWT P:	751.36
5535	Bookcliff Professional Building, LLC	Escrow	5394 · Rent-Prop.Taxes,	200.00
5535	Bookcliff Professional Building, LLC	Rent	5395 · Rent--Office unit	943.94
5536	Barnes, Pearson & Rudow, PC	October Financials	5150 · Accounting	660.00
5536	Barnes, Pearson & Rudow, PC	3rd Qtr payroll report	5150 · Accounting	200.00
5537	Jean's Printing	Letterhead and envelopes	5100 · Office Supplies	400.76
5538	Olszewski, Massih & Maurer, P.C.	General	5280 · Legal	1,088.00
5539	CEBT	TSK Health Ins	5222 · Medical Insuranc	917.99
eft	Capital One, F.S.B.	Comcast	5390 · Telephone & Inte	163.58
eft	Capital One, F.S.B.	Zoom	5100 · Office Supplies	16.21
eft	Capital One, F.S.B.	Account #7601	5300 · Postage/Box Rer	137.15
eft	Capital One, F.S.B.	Account #7601	5100 · Office Supplies	88.66
				8,191.62

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**GENERAL STORED WATER**

Num	Name	Memo	Account	Amount
2499	Garfield County Clerk and Recorder	Memorandums	7070 · Memorandum Re	79.00
2500	Colorado River Engineering, Inc.	General, Accting, Direct Haul	7032 · Hydrology--Gene	4,672.50
2500	Colorado River Engineering, Inc.	Site visit, Dam Safety	7034 · Hydrology--Alsbu	584.75
2501	Olszewski, Massih & Maurer, P.C.	CRWCD	7047 · Legal--General	272.00
2501	Olszewski, Massih & Maurer, P.C.	Contracts	7047 · Legal--General	352.00
2501	Olszewski, Massih & Maurer, P.C.	Area A	7047 · Legal--General	400.00
2501	Olszewski, Massih & Maurer, P.C.	Crystal	7048 · Legal--Crystal Ri	80.00
2501	Olszewski, Massih & Maurer, P.C.	WD Diligence	7046 · Legal--WD projec	192.00
				6,632.25

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**FOURMILE**

Num	Name	Memo	Account	Amount
1941	Olszewski, Massih & Maurer, P.C.	General	8050 · Legal--General	912.00
1941	Olszewski, Massih & Maurer, P.C.	Martin Diligence	8053 · Legal -- Martin Ri	112.00
1942	Colorado River Engineering, Inc.	Flannery Yield Operations	8030 · Hydrology	1,160.00
1942	Colorado River Engineering, Inc.	Releases and memo	8033 · Hydrology -- Mar	300.00
1942	Colorado River Engineering, Inc.	General	8030 · Hydrology	240.00
				2,724.00
GRAND TOTAL				17,547.87

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