

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

**MINUTES OF BOARD OF DIRECTORS MEETING
NOVEMBER 20, 2025**

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, Treasurer Tom Jankovsky, Secretary Christopher Treese via zoom and Director Kelly Couey arrived at 9:15am. Vice President Brad Mollman was absent. Also in attendance were Tammy Keenan, Office Manager; Wendy Ryan, BBA Water, Inc. via zoom; Edward B. Olszewski, Counsel; Brendon Langenhuizen Colorado River District via zoom, Tiffanie Rudow, CPA via zoom; Bruce Mills, landlord.

PUBLIC COMMENT

There was no comment from the public.

MINUTES

Tom Jankovsky moved the minutes of the October 16, 2025 meeting be approved as received; Christopher Treese seconded; motion carried.

FINANCE REPORT

Bills to be Paid: Tom Jankovsky moved the attached list of bills be paid; Christopher Treese seconded; motion carried.

Financial Statements: Christopher Treese moved the September 2025, Financial Statements prepared by Barnes, Pearson & Rudow, LLC be accepted; Tom Jankovsky seconded; motion carried.

DRAFT 2026 BUDGETS

Bruce Mills discussed the changes in rent with the board and Tiffanie Rudow presented the revised 2026 budget.

WATER CONTRACTS

Assignments

Tom Jankovsky moved approval of the following assignments; seconded by Kelly Couey; motion carried; assignments approved.

River Land Holdings, LLC assignment from Royal Coyote Ranch – Colorado LLC, 14 a.f domestic, General Stored Water.

Annette Ziegler and Steven R. Edmiston assignment from **Jose Abel Leal Lopez and Luis Adrian Leal Lopez**, 1.5 a.f domestic, General Stored Water.

Green Zone Recycling, Stutsman-Gerbaz Land Silt, LLC and Screamin Eagle Properties, LLC assignment from **Eric A., Clark D., and James E. Lawrence, Carol A. Jacobson; A-1 Traffic Control and Dean Donelson**, 1.0 a.f Commercial, General Stored Water.

Contracts

Silt 70, LLC Tom Jankovsky **moved** approval of this well pond water allotment contract, 1.2 a.f., Commercial/Industrial, General Stored Water; seconded by Kelly Couey; motion carried.

Alsbury Reservoir

Kelly Couey moved execution of the 5 year leases from 10/1/25 through 9/30/30 for Alsbury irrigation water to **Spring Creek Ranch, LLC** - receiving 50 percent of available water; seconded by Tom Jankovsky; motion carried.

Chris Manera Water Rights

Counsel discussed the water rights with the board and the board would like more info. The board instructed counsel to also discuss the water rights with the ditch company.

RIVER DISTRICT REPORT *texted his comments*

Brendon Langenhuizen with the Colorado River District reported the CWCB voted to approve an Instream Flow Agreement with the River District and PSCo. This is a huge success for our Shoshone Permanency effort. The River District provided a big thank you to WDWCD for all the support on this historic effort so far. They will now start preparing a water court application in hopes to get a decree and secure these rights for instream flow purposes

ROUNDTABLE REPORT

Christopher Treese attended the C9 and IBCC meetings.

New officers were elected.

Brenden Langenhuizen gave update on the Colorado River negotiations.

Seth Mason presented on Ag water and the benefits and challenges.

WATER RESOURCES REPORT

There was no report this month.

HYDROLOGISTS' REPORT

Wendy Ryan provided Water Watch and Augmentation reports and an oral report on ongoing projects.

ACCOUNTING

The accounting was submitted 11/7/25. Wendy Ryan is expecting some back and forth on private plan accounting but it generally went ok. Wendy will be sitting down with Division 5 next spring to discuss accounting procedures.

CRYSTAL

Once a price structure has been determined the reservation agreements can be circulated to the Crystal parties. Wendy Ryan has made contact with initial contractees to alert them this is coming.

BEAVER LAKE

Beaver lake needs a staff gage, outflow measuring device and a telemetry system. Repairs are needed to the outletworks to allow fine tuning of releases beyond what stoplogs can control. After meeting with CPW, it is understood that the staff gages and measuring devices can be cost shared and the rest of the work will be solely West Divide's responsibility.

Outletworks:

1: Option 1:

- a). Install 12' gate and spillway in existing outlet tower.
- b). 4' wide x 10" thick wall with stoplogs (gate mounted on top)
- c). Broad crested weir on top of cutoff wall to measure discharge
- d). Falls under "maintenance & repair"
- e). Ballpark \$25,000 – 30,000

2. Option 2

- a). Replace entire outlet structure
- b). Requires State approval; permitting costs largely unknown (due to wetlands)
- c). Ballpark \$85,000-90,000

Telemetry

- 1: \$7,500 initial install with \$400 annual O&M fee

Timing

1. Permanent installation of pressure transducer and final bathymetric survey to tie in staff gage are best done when the reservoir is drained.
2. We don't want the plan to become active, then have to drain the reservoir to make the repairs and have no water.
3. Funding of the repairs? Grants?
4. Water Plan is the best fit and funded, applications are due 12/1 and 7/1
 - a). Need to first [resent to Colorado Basin Roundtable for their support, then complete the CWCB application and reach out to the Water Plan Grant program manager.
 - b). If we target 7/1 funding would be approved at a September CWCB meeting, then contracting, then 2 months to Notice to Proceed.

Chris Treese provided information regarding Roundtable Water Supply Reserve Funding that is also adequate and can secure the funds in a more timely fashion. The board directed Wendy Ryan to put together a grant application to the Colorado Basin Roundtable to partially fund the Beaver Lake improvements.

WILD AND SCENIC

The wild and scenic stakeholder subcommittee is starting back up. Wendy Ryan would like to know if the board would like her to continue participation since in person meeting is standard. Christopher Treese stated he would like Wendy to continue to participate.

FLANNERY

The Flannery site visit went well. The contractors that attended the site visit were Overland Diving Services, Zak Dirt Excavation, Lefthand Excavation, and W.W. Wheeler.

(John Treacy is waiting on Dam safety approval of plans before he can put bid documents out) The contractors requested the following:

1. The ability to stay at the cabin rather than mobilize daily and pay Glenwood Springs lodging prices. (Steve has initially approved this per his lease)
2. Staging Area: due to land ownership at the dam, it is unknown if this area could be used for staging. (Counsel has confirmed they may use this area)
3. Tight spots on the road: mainly moving rock and taking down trees that appear to be rotted already. (Counsel will discuss with landowners about rock and tree removal)

FOURMILE CREEK

Chris Hayes is planning on doing the final releases for Oak Meadows this week.

The Zilm Hydro plant was only active 10/13-10/16 and then it went down for repairs.

MEASURING DEVICES

Division 5 has released draft Div 5 measurement rules and is holding stakeholder meetings. Martin Reservoirs will need measuring devices and the Silt/Rifle/Elk plans will need to discuss deliveries and current operations.

There is \$7 million available through CWCB for free measurement structures (25% reserved for each western slope division)

ACTIVE CALLS

Rifle Creek – 11/1/25 @ Rifle Creek Canon Ditch

Fourmile Creek – off; Zilm hydro down for repair

Threemile creek – off

East Divide/Divide – off

Mainstem – Shoshone 7/31 – current

Elk Creek – off

ATTORNEY'S REPORT

Received written and oral report from counsel.

Kelly Couey moved to instruct the President to execute the Crystal River Augmentation Plan and for counsel to proceed with filing the plan and the Intergovernmental Agreement with Basalt Water Conservancy District; Tom Jankovsky seconded; motion carried.

NEW BUSINESS

FICO

Lara Fergen is firm at \$8000 per ~~five~~ share – she has 5 for sale. The board is not interested at this time.

The board discussed and approved the idea of allowing Emma Keenan to continue scanning boxes from the storage room and additional boxes of Wendy's files and binders.

The loan payment in the amount of \$115,649.72 to will not be paid this year as the loan has not been fully funded yet.

DIRECTORS' COMMENTS

The directors had no major concerns with the Crystal IGA.

EXECUTIVE SESSION

There was no need for executive session this month.

ADJOURN

Meeting adjourned at 12:40 p.m.

SIGNED:



Brad Mollman, Vice President

ATTEST:



Samuel B. Potter, President

GENERAL FUND

Num	Name	Memo	Account	Amount
DD1181	Keenan, Tamara S	Direct Deposit	5221 · Salary	2,720.34
eft	CEBT	TSK Health Ins	5222 · Medical Insurance--Employer	1,105.53
eft	Electronic Federal Tax Payment System	84-0976632	2205-FICA/MED/FWT Payable	1,068.10
eft	Edward Jones		2227 · Simple IRA Payable	119.24
eft	Edward Jones		2227 · Simple IRA Payable	278.22
eft	Capital One, F.S.B.	Comcast	5390 · Telephone & Internet	292.44
eft	Capital One, F.S.B.	Zoom	5390 · Telephone & Internet	18.37
eft	Capital One, F.S.B.	Postage	5300 · Postage/Box Rent/Etc.	70.24
eft	Capital One, F.S.B.	Water	5100 · Office Supplies	34.55
eft	Capital One, F.S.B.	Office Supplies	5100 · Office Supplies	167.74
5807	Olszewski & Massih, P.C.	General	5280 · Legal	1,189.50
5808	Align Multimedia, LLC	14259	5397 · Website	75.00
5809	Mountain Valley Technology, Inc	Computer Maintenance	5390 · Telephone & Internet	990.00
5810	Bookcliff Professional Building, LLC		5395 · Rent--Office unit	1,132.18
5810	Bookcliff Professional Building, LLC		5394 · Rent-Prop.Taxes/Ins/Utilities	200.00
5811	Club 20	2026 membership dues	5240 · Dues/Registration	200.00
5812	Barnes, Pearson & Rudow, PC	Financials - Oct	5150 · Accounting	825.00
5812	Barnes, Pearson & Rudow, PC	3rd Qtr PR Reports	5150 · Accounting	250.00
				<u>10,736.45</u>

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GENERAL STORED WATER

Num	Name	Memo	Account	Amount
2827	General Fund	4th Qtr Reimbursement	7062 · Personnel Service Proration	10,775.75
2827	General Fund	4th Qtr Reimbursement	7063 · Office Rent Proration	2,214.00
2827	General Fund	4th Qtr Reimbursement	7064 · Directors Fees Proration	2,081.25
2827	General Fund	4th Qtr Reimbursement	7061 · Accounting Fees Proration	3,600.50
2828	Garfield County Clerk and Recorder	Memorandums	7070 · Memorandum Recording Fees	172.00
2829	Pitkin County Clerk & Recorder	Memorandums	7070 · Memorandum Recording Fees	43.00
2830	W.W. Wheeler	Task 4 - Geotechnical	Martin Grant	23,957.38
2830	W.W. Wheeler	Flannery Outlet Replacement	7085 · Capital Outlay	3,199.00
2830	W.W. Wheeler	Flannery Outlet Replacement	7085 · Capital Outlay	8,509.65
2831	BBA Water Consultants, Inc.	General	7032 · Hydrology--General	4,168.75
2832	Olszewski & Massih, P.C.	CRWCD	7047 · Legal--General	234.00
2832	Olszewski & Massih, P.C.	2020CW3182 Flannery Reservoir	Flannery (Tooth, Flan Ap 3182)	1,472.53
2832	Olszewski & Massih, P.C.	Area A	7047 · Legal--General	682.50
2832	Olszewski & Massih, P.C.	Contracts	7047 · Legal--General	1,452.75
				<u>82,563.06</u>

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CRYSTAL RIVER

Num	Name	Memo	Account	Amount
1018	Olszewski & Massih, P.C.		Legal- CR Aug Plan	3,734.25
				<u>3,734.25</u>

FOURMILE CREEK

Num	Name	Memo	Account	Amount
2098	General Fund #1414008103	4th Qtr Reimbursement	8056 · Rent--office Space Proration	439.25
2098	General Fund #1414008103	4th Qtr Reimbursement	8058 · Accounting Fees Proration	714.25
2098	General Fund #1414008103	4th Qtr Reimbursement	8057 · Directors fees Proration	413.00
2098	General Fund #1414008103	4th Qtr Reimbursement	8059 · Personnel Service Proration	2,138.00
2099	Olszewski & Massih, P.C.	General	8050 · Legal--General(include Zilm)	1,813.50
2099	Olszewski & Massih, P.C.	Flannery Reservoir Matters	8050 · Legal--General(include Zilm)	894.75
2100	BBA Water Consultants, Inc	General	8033 · Hydrology -- Martin # 1 & 2	218.75
2100	BBA Water Consultants, Inc	General	8030 · Hydrology - 4mile creek general	3,130.00
				<u>9,461.50</u>

SILT INTERCONNECT

Num	Name	Memo	Account	Amount
593	Garfield County Clerk & Recorder	Memorandum	8000 · Memorandum Recording Fees	43.00
594	General Fund 1414008103	4th Qtr Reimbursement	8100 · Rent--Office Space Proration	338.75
594	General Fund 1414008103	4th Qtr Reimbursement	8200 · Personnel Service Proration	1,648.75
594	General Fund 1414008103	4th Qtr Reimbursement	8400 · Directors Fees Proration	318.50
594	General Fund 1414008103	4th Qtr Reimbursement	8300 · Accounting Fees Proration	550.75
				<u>2,899.75</u>

GRAND TOTAL 89,395.01