



Mission: To provide the highest quality of water at the most affordable price for current customers and to provide for the expansion of the District as growth occurs.



Greetings & Salutations!

Terry was unavailable this month to write the newsletter so this is my first go at this. I want to begin by repeating a couple of items from last month that I think are important.

ELECTIONS: Both Director Wyckoff and Director Polliard do plan on running for a second term and Director Krayenhagen will not seek a third term. As of now, one person within the community has expressed an interest in serving and has requested the necessary forms to complete. I urge everyone to try it! Serving on the Board as a Director is rewarding. It's an easy way to give back to your community and to make a difference in the future of our neighborhoods. This is a great opportunity to learn about water and what an important resource it is. Oh, and did I mention, the other guys on the Board currently, they're not bad either! They can even be kind of fun to meet with--once a month anyway!

So what does a Board member do? Well, we hold meetings once a month. The meetings last typically between 2 and 3 hours. Before each meeting we review the agenda and an electronic packet chucked full of the workings of the District. The key is to review the financials, making sure the numbers match, then read through the manager and engineering reports and the water operator's report to make sure nothing is askew.

I believe the most important thing we do is listen to the consultants, discuss actions required and make the decision of what should be done. Most of the real work is accomplished through Lisa, our manager, and her office. Your Director is also the neighbor who does their best to keep the District solvent and looks at the future for growth and stability.

If you are interested, would like to learn what the requirements are to qualify, drop me a line, give Lisa Johnson, our District manager a call or just stop by. Paper work is currently available for anyone who is interested. The original paper work must be received by Lisa by February 28, 2014 at 5:00 PM to be eligible.

Now a word from our attorney Ms. Jennifer Tanaka:

Pursuant to Title 32, an individual is eligible to be a director on the Board of the District if they are a registered elector in the State of Colorado AND one of the following: 1) reside within the District for at least 30 days; 2) own, or have a spouse who owns, taxable real or personal property within the District; or 3) have an option to purchase property within the District which obligates them to pay taxes.

Old News! In the past I used this section to share options for paying your bill. Now you can go to our website at <http://www.colorado.gov/greatrocknorthwsd>. This site now has all the information on options for paying your bill.

Communication: Ok, so what do you think? Have you had the chance to visit our website yet? I'm really looking for your feedback on this. Take a look when you get a chance. Let me know what you think and what you would like to see on this site. You can log into <http://www.colorado.gov/greatrocknorthwsd> and check us out!

As a reminder, you can join us on Facebook by searching for Greatrock North Water and Sanitation District and "Like" our page. For Twitter, search for the name of the District as well, we show up as @Greatrock_North and you can follow us there. We will use these sites to post meeting updates, neighborhood events and water outages.

Meter Reading: The meter reading for March will be on the 5th for all neighborhoods. I will post April's date in my next letter.

WATER QUALITY: The Board continues to monitor water quality, so if you feel your quality is not what it should be, let us know. We can't fix it if we don't know there's a problem. You can reach Wayne, Jeff or one of the team at 303-833-5505 or drop me a line at my email. We have increased the production levels from our RO plant and have seen a corresponding drop in the TDS (Total Dissolved Solids) in the water being delivered to your homes.

New Discussions: BUDGET: We have our first look at our 2013 budget execution results. Overall, our financial position is sound. We budget our funds in three categories.

1. General Fund: These funds are used in the day-to-day operations and maintenance of the District. The two primary sources of our revenue are property taxes and service charges that each homeowner pays. We projected \$732K for the year and received \$709K. We projected

\$609K in expenses and paid out \$502K and our current balance in this account is @ \$1.089M. While this may seem like a large balance, the Board is making a deliberate effort to raise this fund balance to offset some significant future costs that the District will incur. We have a substantial increase in our debt service payments beginning in 2015 on the bonds we issued to build our system looping project. The Board is hoping to use some of the funds to lessen this blow. Additionally, we are looking at purchasing some renewable water rights to meet the future water needs of the District. This balance also includes reserves we are setting aside for future operational and capital needs of the District. In 2013, the District conducted a reserve study to determine when capital improvements are expected to need repair or replacement and how much those are anticipated to cost. In order to address these future needs, the Board decided to set aside funds each year as a reserve so that the District doesn't have to impose a really high one-time fee on property owners for those costs.

2. Debt Service Fund: These funds are used to pay down the principal and interest on the bonds we issued for the District's capital improvement projects. The source of revenue for this fund is your property taxes and ownership taxes. We projected \$280K in revenue and received \$272K. We paid out \$275K to our bondholders with \$1,895.00 remaining in the account at the end of the year. It is typical to have a low balance in this account at the end of the year.

3. Capital Projects Fund: These funds come from the issuance of bonds or transfers from our General Fund. We have a balance of \$345K in this account for our current and future capital project needs.

Lisa Johnson, our District Manager, has done an outstanding job of accurately forecasting our annual revenues and expenses.

Expenses: Each month the District has to pay the bills, our expenses. We all know that water comes at some cost. Since each month's expenses are different, I thought I would share each month just how much we as a District pay to keep us all in water, the bottom line.

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| General Fund | \$ 31,460.07 |
| Debt Service Fund | \$ 150.00 |
| Capital Projects Fund | \$ 390.00 |
| Total Claims: | \$ <u>32,000.07</u> |

Curb Stops: A curb stop is a valve located on the water line between your house and the water main in the street. They have a vertical pipe that rises to ground level that allows our operator to use a long rod to reach down to open and close the valve to isolate your home from the main whenever we have to do maintenance on the line. Our crews have been attempting to locate each home's curb stop and exercise the valve to ensure it's operational. To date we have not been able to locate all of these valves

and some that we have found are in need of repair. As warmer weather approaches, you will see our crews in your neighborhood attempting to locate the missing valves. They may need to hook an electronic device to your outside hose spigot that sends a signal down the line that they can detect. If a repair is required, we will excavate down to the valve and make the repairs at no cost to you. For those in Rocking Horse Farms, if we need to repair your valve, we will also coordinate with you to move your water meter out of your basement and install it in a meter pit near your street so our operators can have easy access to the meter in the future. Again, this is at no cost to the homeowner. **If you know where this vertical pipe is in your yard, please leave it exposed for our operators to find. If you have landscaping covering it, please remove the landscaping materials to expose the top cap on the pipe.**

As a reminder, the curb stop, water meter and meter pit (if you have one) are District property and need to be available for access to our crews at all times. If your landscaping plans interfere with this access, please contact Jeff or one of the team at 303-833-5505 or drop me a line at my email so we can resolve the issue.

Come to our meeting: Our next Board meeting will be on March 4th at the United Power Building. One thing to note is the door locks at 5:30pm. If you drop by after 5:30pm, to the right of the doors are some windows. We keep the blinds open and try and keep an eye out for those who are a little late in arrival. Hope to see you all at our next meeting!!

Regards,

Jeff Polliard, Treasurer
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