Louviers Water and Sanitation District
Board Meeting Minutes

The Board of Directors of the Louviers Water and Sanitation District held a meeting at 6:30 pm on June 16, 2026, at the Clubhouse and via Zoom.

Attendance

Board Members:
Matthew Collitt, President
Beca Connet, Treasurer
Vince Guerrie, Member
Jake Kennedy, Member
Nick Pepping, Member

Public:
Gary Addington, Resident

Also in attendance:
Michael Gerstner, TST Infrastructure, District Engineer
Neil Schilling, Schilling & Associates, District Accountant
Jeff Erb, Erb Law LLC
Will Parker, Semocor
Sarah Shepherd, Circuit Rider of Colorado, District Manager
Peter Kline, Circuit Rider of Colorado, District Management

Call to order/agenda

The meeting was called to order at 6:31 pm by Director Collitt. The agenda was approved by acclamation.

Public Comment

Gary Addington requested permission to water a spruce pine tree, which is stressed and may die, by accessing a fire hydrant. Discussion followed.

Upon motion Director Collitt, and seconded by Director Pepping, the Board voted 5-0 to approve hand watering of the spruce pine tree. The Board directed Semocor to meter the fire hydrant to record water usage.

Ongoing Items

- IGA – no update was provided at this meeting.
- Executive session pursuant to Sections 24-6-402(4)(b), (e)(I) C.R.S. to receive legal advice and determine positions relative to matters that may be subject to negotiations and instruct negotiators regarding potential agreement with Dominion Water and Sanitation District regarding emergency water interconnection and allocation of ARPA funds to District.
  Upon motion by Director Collitt, and seconded by Director Connet, the Board voted 5-0 to enter Executive Session.

Executive Sessions started at 7:33pm.

Upon motion by Director Collitt, and seconded by Director Connet, the Board voted 5-0 to conclude Executive Session.
Executive Session ended at 7:54pm.
The Board directed TST Infrastructure, in coordination with Management, to discuss a potential process for requesting information on Wastewater facility design planning.

- Colorado Water Conservation Board (CWCB) grant – this is still in the close out phase and should be completed by next month.
- Federally Directed Spending Update – the SHPO and grant application are still in process, getting closer to being completed.
- Colorado Mineral Impact Grant Application – The District was not awarded the grant in this cycle because of limited funds available in the grant pool.
- Range Development/Dominion Water and Sanitation District update and ARPA/CDPHE Treatment System Update – no update at this meeting.

New Business & Open Items

Operations:

Operators Report:
The Board reviewed the Operations Report presented by Will Parker. Discussion followed. Will Parker requested gravel be laid down in front of the water treatment facility. Discussion followed.

Upon motion by Director Collitt, and seconded by Director Connet, the Board voted 5-0 to approve placement of gravel in front of the water treatment facility, with a 'not to exceed' of $7,000.

Construction update:
Engineer Report:
Michael Gerstner provided an update on the construction project. Discussion followed.
All 23 service lines have been installed. Dupont Park has not been metered yet. TST will be coordinating with CCI for road surface restoration, re-seeding, and irrigation repairs, to take place in August.

Administrative Items:

Meeting Minutes:
Approval of Minutes from May 19, 2026
Upon motion by Director Collitt, and seconded by Director Connet, the Board voted 5-0, to approve the May 2026 minutes, as presented.

Communication Project; Second 2026 Newsletter content
The District will send another newsletter in the fall. Discussion followed.

Financial Items:

Neil Schilling presented the cash summary, claims list, and disbursements for consideration.

Upon motion by Director Connet, and seconded by Director Collitt, the Board voted 5-0 to ratify the May 2026 claims, for a total of $117,931.79.

The Board reviewed Accounts Receivable report. Discussion followed. AmCoBi has sent a Past Due Notice to accounts with past due balance. The District directed only long overdue accounts be notified and will ask for a credit for the additional notices on its bill from AmCoBi.

Neil Schilling presented the December 31, 2025 Audit. Discussion followed.

Upon motion by Director Connet, and seconded by Director Kennedy, the Board voted 5-0 to approve the 2025 Audit, and authorize Director Collitt to sign the document prior to filing.

Legal Items:

Rules and Regulations
This item will be discussed at future meetings.

Discuss policy regarding Accessory Dwelling Unit connections to District's water and sewer and system
The Board reviewed the updated policy as presented by Jeff Erb. Discussion followed.
Upon motion by Director Collitt, and seconded by Director Kennedy, the Board voted 5-0 to approve the Accessory Dwelling Unit policy.

Additional Board Member Items

No additional items were presented.

Director Adjournment

The meeting was adjourned by acclamation at 7:57 pm. The next regular meeting is scheduled for August 18, 2026, at 6:30 pm.