



Louviere Water and Sanitation District Board Meeting Minutes

The Board of Directors of the Louviere Water and Sanitation District held a meeting at 6:30 pm on May 19, 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:

Todd Smith, Resident
Steve Board, Ex-Douglas County Commissioner

Also in attendance:

Michael Gerstner, TST Infrastructure, District Engineer
Neil Schilling, Schilling & Associates, District Accountant
Jeff Erb, Erb Law LLC
Haley Trecharichi, Erb Law LLC
Chuck Montera, Sigler Inc.
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 6:32 pm by Director Collitt. The agenda was approved by acclamation.

Public Comment

Todd Smith addressed the Board – he expressed his concern over the updated water rates. Discussion followed. The Board will review this item at a future meeting.
Steve Board addressed the Board regarding relationships with Dominion Water and Douglas County. Discussion followed.

Ongoing Items

- IGA – no update was provided at this meeting.
- No executive session was held.
- Colorado Water Conservation Board (CWCB) grant – this is in the close out phase and should be completed by next month.
- Federally Directed Spending Update – no update provided at this meeting.



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- Colorado Mineral Impact Grant Application – Sarah Shepherd and Michael Gerstner gave their presentation on May 6th, which was well received. The District is waiting to hear if the grant will be awarded.
- Range Development/Dominion Water and Sanitation District update and ARPA/CDPHE Treatment System Update – The Board discussed adjusting strategy moving forward; the Board directed District Management and legal counsel to draft a letter from the District to Douglas County accordingly, as well as exploring the District’s future treatment systems, water well systems and updating the District’s strategic plan.

New Business & Open Items

Operations:

Operators Report:

The Board reviewed the Operations Report presented by Will Parker. Discussion followed. The Board authorized Semocor to padlock the spigots in the street medians to prevent unauthorized water usage.

Construction update:

Engineer Report:

Michael Gerstner provided an update on the construction project. Discussion followed.

Communication Project; News Release Reviews

Chuck Montera gave the Board an update. The District has received a great deal of positive press coverage recently regarding its water quality compliance. The Board discussed future additional newsletters.

Administrative Items:

Meeting Minutes:

Approval of Minutes from April 21, 2026

Upon motion by Director Guerrie and seconded by Director Kennedy, the Board voted 5-0 to approve the minutes, as presented.

Financial Items:

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

Upon motion by Director Connet, and seconded by Director Guerrie, the Board voted 5-0 to ratify the April and May 2026 claims, for a total of \$483,187.22.

The Board reviewed Accounts Receivable report. Discussion followed. District to instruct AmCoBi to send a Past Due Notice to accounts with a past due balance.



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Legal Items:

Rules and Regulations

The Board continued its discussions around District 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 policy as presented by Jeff Erb. Discussion followed. Legal counsel will update the policy based on Board recommendations. This item will be reviewed at the next meeting.

Discuss water shut-off requirements

The Board discussed water shut-off requirements. The District would be required to set a Public Hearing to shut off water to any account. Discussion followed.

Resolution regarding District Emergency Purchasing Policy

The Board reviewed the policy as presented by Jeff Erb. Discussion followed. Upon a motion by Director Collitt, and seconded by Director Connet, the Board voted 5-0 to approve the District Emergency Purchasing Policy as presented, with a limit of \$7,000 per purchase.

Additional Board Member Items

The Board reviewed proposals for shed painting. Discussion followed. Upon motion by Director Collitt, and seconded by Director Pepping, the Board voted 5-0 to approve the proposal as presented by Uncle Yerri's.

Director Adjournment

The meeting was adjourned by acclamation at 9:00 pm. The next regular meeting is scheduled for June 16, 2026, at 6:30 pm.

/s/Sarah Shepherd

Secretary for the meeting