MINUTES OF THE
COLONIAL PINE HILLS SANITARY DISTRICT
May 19, 2026

The Board of Trustees of the Colonial Pine Hills Sanitary District met on May 19, 2026 at the CPHSD Office Building. President Mills called the meeting to order at 7:00 PM. Trustees present included Edward Mills, President; Don Nolting, Vice President; Doug Feterl, Trustee; Bill Klinakis, Trustee; and Peter Rausch, Trustee. A quorum was present. Present also was Jim Martin, Manager; Steve Burgad, Maintenance; and Mike Riker, Operator

AGENDA:

Nolting made motion, with second from Rausch, to approve tonight's agenda as written. With no further discussion the motion passed with a unanimous voice vote.

MINUTES:

Klinakis made motion to approve the minutes of the April 21, 2026 as written. A second was given by Feterl. The motion passed with a unanimous voice vote.

FINANCIAL REPORT:

Mills asked if there were questions or comments concerning the financial report. Martin reported the District reported a profit in April 2026, along with profit for the year to date. He did say that our water sales is slightly down from the same time last year. There being no questions or comments, Rausch made motion, seconded by Nolting, to approve the financial report. It passed by unanimous voice vote.

MANAGER'S REPORT:

Martin reported he will be out-of-town June 2-7 and again June 18-23 for personal reasons. He mentioned our bi-annual audit will be held the second week in June (8-12) and that he has meet with the auditor and is forwarding requested documents to them as they prepare for the audit. He then mentioned that the Falson Crest II subdivision has made no forward progress since early last summer when they revised the preliminary drawings of the proposal. From what Martin has found out is the hold-up is the county ordinance pertaining to the number of homes along a single-entry road. This subdivision is to be constructed just to the south of CountrySide South and Countryside Blvd already exceeds the maximum number of homes allowed on a single entrance. The developers have suggested connecting Countryside Blvd with Dunsmore Road to bring it into compliance with the ordinance but a landowner is not allowing a road on her property. Martin has been told that the owner is now trying to decide what he wants to do; develop the land or leave it as is. Martin has spoken to our attorney regarding our right to pull the District out of the water supply agreement with the developer. We are currently waiting to see how the developer responds.

Martin stated he has had a call from a DGR engineer asking about our interest in either supplying bulk water to the Ponderosa Park subdivision or perhaps annexing them into our system. This subdivision is adjacent to our District on the west and contains some 16 homes. There may be nothing come of this, but we need to know the situation is out there. Apparently, Ponderosa Park has some water issues and is being gently pressured by DANR to consolidate with a large system.

The office also received a call from another gentleman living along the north side of Sheridan Lake Road as to whether we would be willing to hook up to his brother's home that is adjacent to our two homes on the west side of Spring Canyon Trail. When those two lots were annexed into our system, we anticipated one of the lots being subdivided so there were three curb-stop valves installed. One of those is not connected to a home and a service line could be laid from the curb along the property lines to the home requesting the hook-up. Martin stated all costs from the curb-stop to the home would be the responsibility of the home owner, as our ordinances read. He wanted to know whether the Board would like him to talk to the homeowner to see what can be done and perhaps begin the discussion of an agreement. Although a motion was not prescribed, the Board looked favorably at this discussion. With no further discussion Rausch made a motion, seconded by Feterl, to accept the Manager's report. The motion passed by unanimous voice vote.

OPERATOR'S REPORT:

Riker reported production levels and sampling/testing results. He reported the static levels of water above the pump and the status of the wells and SCADA system. Mike will be gone June 24-29. Mike entered the discussion during the manager's report concerning water availability and well run-times. He stated we need to be careful we do not overextend ourselves. Mills asked the question concerning electrical demand time and the cost of this. A lengthy discussion was held concerning the times the wells need to be running in order to meet the needs of the customers as well as insuring there is adequate fire flow and the BHEC summer demand time from 2:00 pm to 8:00 pm. At the end of the discussion, it was decided that on June 1, the wells will be set to run outside of the BHEC demand times and see if we can maintain our water usage needs. Our SCADA is setup to detect low tank readings and to override the demand times, so we can provide water. We just need to know the added electrical costs to make a logical decision. Also, Martin was tasked with going back through the financial records to make a chart of demand charges for Board review. There being no questions or comments, Nolting made motion, seconded by Feterl, to approve the Operator's report as written. The motion passed by unanimous voice vote.

OLD BUSINESS:

1. *Falcon Crest II*. Discussed in Manager's Report.

NEW BUSINESS

1. *NONE:*

OTHER BUSINESS:

1. *Comments from the Audience and/or Members of the Board of Trustees*:

There were no comments received.

2. *Executive Session (if required):*

   None was required

Since no other comments were presented, Mills reminded us that we will meet again on June 16, 2026 and asked for a motion to adjourn. Nolting made a motion to adjourn at 8:14 PM and this motion was seconded by Klinakis. The meeting was adjourned.

Respectfully submitted,
Jim Martin, Manager/Clerk