

**ROARING FORK WATER & SANITATION DISTRICT  
P.O. BOX 1002 \* GLENWOOD SPRINGS, COLORADO 81602  
Tel (970) 945-2144**

REGULAR MEETING  
March 17, 2026

**Call to Order**

Call to Order – The meeting was called to order at 3:00 p.m.

**Roll Call**

Board Members Present

Ian Exelbert, President  
Brendan Matthias, Vice President  
Paul Goldstein, Secretary  
Tom Sherman, Board Member  
Carter Barger, Board Member

Staff Present

Tonya Uren, District Administrator  
Scott Grosscup, District Attorney  
Brandyn Bair, District Engineer  
Alan Leslie, Plant Operator

**Administrator's Report**

February Minutes

**M/S/C** Carter moved to approve the February 17, 2026 meeting minutes. Brendan second, all in favor.

Accounts Payable

Carter asked about the projects Timberline Excavating completed for the District. The invoices are for water line valve replacement at Coryell Ranch wellhouse, water line curb stop repairs on Brookie in Aspen Glen, and fence work at the wastewater plant. **M/S/C** Tom moved to approve the March accounts payable list as presented, Brendan second, all in favor.

Drought Conditions

The District's Rules and Regulations include authority to impose voluntary and/or mandatory water use restrictions. Notice is provided to customers through the newspaper and/or a mailing. Customers in Ironbridge, Coryell Ranch, and Midland Point irrigate with ditch water. A portion of Aspen Glen residents irrigate with District water, with the remaining customers, along with the golf course, using ditch water. Scott spoke about the stress to the District's system if customers on the raw water irrigation system change and use the District's potable water for irrigation if the ditches are dry. Aspen Glen Golf inquired about the availability of District water for the golf course; Alan responded District water would not be available to the golf course. The Crystal River and The Roaring Fork River both supply water to the golf course.

Tonya analyzed water use from the September 30, 2025 billing cycle. Using the meter read software to look for water leak codes among the highest water consumers, Tonya sent letters

advising individual customers of the high use and the intermittent leak codes. The letters noted the use, the leaks and advised review of their irrigation systems. With only a portion of District customers using the District water for irrigation, Tonya will evaluate monthly water use and offer to help customers monitor water consumption. Tonya hopes through targeted communication with the customers using water within the top tier, she can promote conservation.

The board advised Tonya to use the Aspen Glen HOA communication system to reach Aspen Glen customers with education and best practices for water conservation. With low snowpack and the possibility of excessive heat and low rainfall, wildfire response is concerning. It is important for customers to conserve water to maintain sufficient water flow and storage to feed the fire hydrant system in the District.

#### Hardwick Crossing Can and Will Serve Request

154 Glenwood LLC, the owners of Lot 2 of the Eastbank Minor Subdivision, requests a Can and Will Serve letter for their PUD application to Garfield County. This property represents a portion of the former Flying M Ranch project. The District provided a Can and Will Serve letter in May of 2022 for 236 EQR's to The Flying M Ranch project, which consisted of Lots 2 and 3 of the Eastbank Minor Subdivision. The current request is for 37 EQR's for 28 single family homes, a small community space, a commercial storage facility and 4 residential units included with the commercial parcel. Tonya calculated the EQR request to be approximately 40 EQR's and suggested 42 EQR's be listed in the letter to allow for revisions to the plan. The District already accepted the portion of this property that includes the Equine Vet Clinic and a commercial unit currently leased to a landscape business. Scott stated the Flying M Ranch project was only to receive potable water for domestic use from the District and ditch rights or other sources would serve irrigation use.

**M/S/C** Brendan moved to authorize Tonya to issue the Can and Will Serve letter for 42 EQR's limited to domestic water use, with irrigation needs to be provided by the developer. Carter second, all in favor.

### **Operator's Report**

#### Water Loss

American Leak Detection worked in the District to narrow in on two previous suspect water leak locations in Aspen Glen on River's Bend and Brookie. The area near the fire hydrant at the end of the cul-de-sac on River's Bend is where Timberline Excavation is scheduled to dig. Once the River's Bend work is complete, then the potential leak near Brookie will be evaluated.

#### Coryell Well #11

The valve on the water line leading to District Well #11 was repaired. Samuelson Pump pulled the well pump for inspection and jetted the well screen. The pump is working correctly. Samuelson attempted to lower the pump further down the well. The well reports from driller and pump installer both listed the well depth at 63 feet. As Samuelson attempted to install casing to lower the well pump, they were unable to do so. Indications are that the well is full of silt at the bottom. Samuelson will send a camera down for inspection to determine conditions and evaluate options.

### WWTP Fencing

The fencing along the ditch is installed. The gate allowing access along the ditch is locked and accessible to the District, ditch maintenance staff and Aspen Glen staff. Signs indicate District property and no trespassing. Fisherman access is posted outside of the District property.

## **Engineer's Report**

### Development Updates

- The Sages has preliminary plan approval from Garfield County. Brandyn spoke to The Sages development engineer about lift station design and water line looping. SGM will design the lift station.
- The Reserves at Aspen Glen is moving forward with a larger lot design at ten lots, each with a home and ADU. The Reserves are a part of Aspen Glen's original PUD. The board discussed irrigation of these larger lots. The homes with ADU's will most likely have a large foot-print on the lots that also include hillside areas. With drought conditions persistent, irrigation of the new developments and the amount of irrigation green space should be evaluated.
- Garfield County Planning and Zoning met on March 11<sup>th</sup> and voted to recommend denial with conditions for the Harvest Roaring Fork development application. The developer is moving forward with planning as they move through review process with Garfield County. SGM submitted design proposals for permitting and design to the developer for the lift station and surface water treatment plant. The developer pays the cost for this work, but it is reimbursable through the District. The developer may still bring the casings for lines under the river this summer. The District's position is the water treatment plant needs to be able to serve the development immediately, and design work could start in May. The District will need to increase the retainer held to allow for SGM's invoicing and reimbursement by the developer.

## **Attorney's Report**

### Harvest Roaring Fork

Carter asked where Harvest Roaring Fork acquired water rights for the development. The property before 2000 was known as Bair Ranch with water rights from Cattle Creek and Thompson Glen Ditch. A previous owner of the property obtained additional water rights and plan for augmentation using a Basalt Water Conservancy contract water to provide a domestic supply. The water right was increased in 2007 to serve additional units. These water rights have subsequently been transferred to the new ownership.

## **Other Items**

No further items to discuss

### Next Meeting

Tuesday, April 21, 2026, 3pm

**Adjournment**

Meeting adjourned at 4:20 p.m.

Read and approved this 21st day of April 2026.

Signed: \_\_\_\_\_

SEAL

Attest: \_\_\_\_\_