

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
BACA GRANDE WATER AND SANITATION DISTRICT**

**May 20, 2026 - 9:00 AM**

District Office – 57 Baca Grant Way South  
Crestone, Colorado 81131

**Meeting held in person and via Zoom**

**ATTENDANCE**

Directors in Attendance:

Vivia Lawson  
Rick Hart  
Mike Smith  
Michael Plotnick  
David Karas

Also in Attendance:

Marcus Lock, District Legal Counsel  
Alex San Filippo-Rosser Legal Counsel  
Diego Martinez, District Manager  
Chad Tate, Director of Utilities  
Natalie DeBon, Administrative Manager

Community Members and Guests:

Dan Gray  
Michael Scully  
Michael  
LeRoy West

**CALL TO ORDER**

President Lawson called the meeting to order at 9:01 AM.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST**

*Members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting.*

Mr. Martinez disclosed a potential conflict of interest related to the 1511 E. Badger Rd property inclusion discussion and stated that he would recuse himself.

Mr. Lock stated that Mr. Martinez had been completely separated from the process and noted that serving as District Manager should not prevent him from pursuing the matter, so long as he is segregated from the process and plays no role in the consideration of it, which has been the case and will continue to be the case.

**AGENDA**

**MOTION:** FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HART, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE AGENDA.

**CONSENT AGENDA**

The Board considered the following consent agenda items:

- APPROVE MINUTES FROM THE APRIL, 2026 BOARD MEETING.

**MOTION:** FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HART,

SECONDED BY DIRECTOR KARAS AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE CONSENT AGENDA.

**PUBLIC COMMENT** (ITEMS NOT ON THE AGENDA ONLY. NO ACTION MAY BE TAKEN). *In accordance with the Colorado Open Meetings Law, no Board action will take place until a later date, if necessary. Please limit your comments to three minutes or less.*

Mr. Scully suggested to purchase a curtain for the board room window.

## FINANCIAL MATTERS

Mr. Martinez provided an update on the financials and stated that staff is working with the accounting team to complete the 2025 and 2026 financial records. An audit of the 2025 year is scheduled for next week, and the financial statements are expected to be presented to the Board in June.

\* Review and approve the updated check register for the period ending May 20, 2026(enclosure)

|            |             |
|------------|-------------|
| General    | \$16,418.73 |
| Capital    | \$ 0.00     |
| Enterprise | \$29,744.49 |
| Total      | \$46,163.22 |

District Manager Martinez reviewed the check register with the Board.

**MOTION:** FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HART, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED APRIL CHECK REGISTER AS PRESENTED.

## STAFF REPORTS

**The Board reviewed and discussed the staff reports included in the Board packet, which are attached to the minutes as supporting documents.**

## LEGAL MATTERS

### 1511 E. Badger Road – Inclusion into the District

Mr. Martinez recused himself from the discussion and left the meeting. The Board, staff, and legal counsel Mr. Lock and Mr. San Filippo-Rosser discussed the petition for inclusion, including the current status, availability of service, tap fees, and similar past inclusions.

Mr. San Filippo-Rosser confirmed that Mr. Martinez was not involved in the process. He prepared a proposed resolution for the Board's review to include the property with specific conditions.

The Board discussed the inclusion and noted it would have a positive financial impact on the District in the form of additional mill levy revenue.

The recommendation was to move forward with the inclusion.

**MOTION:** FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HART, SECONDED BY DIRECTOR LAWSON AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED AND ADOPTED INCLUSION RESOLUTION #2026-05-20-01 AS PRESENTED AND DIRECTED LEGAL COUNSEL AND STAFF TO COMPLETE FURTHER ACTIONS.

### **USFWS**

Mr. Lock informed the Board that the appraisal process is expected to be completed in early June. He also reported that the short-term agreement has been executed for a two-year term. Further discussions can take place once the appraisal is received.

### **INTRODUCTIONS OF THE GUESTS:**

Director Lawson introduced all the guests in person and via zoom, she also requested multiple times that a zoom attendee identified as "Michael" unmute and/or turn on their camera and introduce himself; no response was received. At the last meeting staff noted the participant could be an artificial intelligence account recording the meetings. Director Lawson concluded that this attendee is, again, probably a bot.

### **ADJOURNMENT:**

THERE BEING NO FURTHER BUSINESS TO DISCUSS, UPON MOTION DULY MADE BY DIRECTOR PLOTNICK, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE MEETING WAS ADJOURNED AT 10:10 AM.

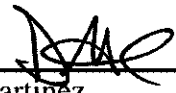
### **THE NEXT REGULAR MEETING IS SCHEDULED FOR**

**June 17, 2026**

Drafted by

Natalie DeBon

Respectfully submitted,

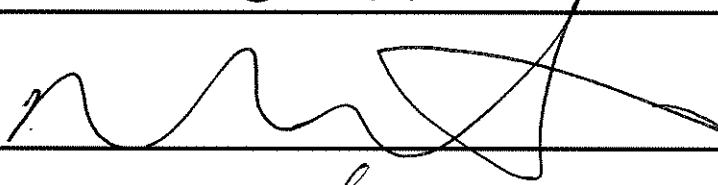
  
\_\_\_\_\_  
Diego Martinez

THESE MINUTES ARE APPROVED AS THE OFFICIAL MINUTES OF May 20, 2026 THE  
BACA GRANDE WATER AND SANITATION DISTRICT BY THE BOARD OF  
DIRECTORS SIGNING BELOW:

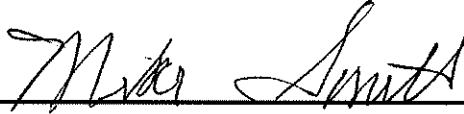
Vivia Lawson



Rick Hart

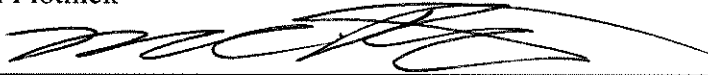


Mike Smith



David Karas

Michael Plotnick



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## NOTICE OF REGULAR MEETING and AGENDA BACA GRANDE WATER AND SANITATION DISTRICT BOARD of DIRECTORS

WHEN: Wednesday, **May 20, 2026**

TIME: 9:00 AM

WHERE: **57 Baca Grant Way S Crestone CO 81131** and via **TELECONFERENCE VIA Zoom** [Ctrl+click to join Zoom meeting](#) (see below)

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| <u>Board of Directors</u> | <u>Office</u>  | <u>Term/Expiration</u> |
|---------------------------|----------------|------------------------|
| Viva Lawson               | President      | 2025/May 2029          |
| Rick Hart                 | Vice-President | 2025/May 2029          |
| Mike Smith                | Treasurer      | 2023/May 2027          |
| David Karas               | Director       | 2023/May 2027          |
| Michael Plotnick          | Secretary      | 2025/May 2029          |

### ***\*Requires Board Action***

- a. CALL TO ORDER
- Present disclosures and potential conflicts of interest
  - Board Roll Call
- 

- b. **\*APPROVE AGENDA**
- 

- c. **\*CONSENT AGENDA**

These items are considered routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- a. \* Approve Minutes from the April, 2026 Regular Meeting
- 

- d. PUBLIC COMMENT (ITEMS NOT ON THE AGENDA ONLY. NO ACTION MAY BE TAKEN)

Per Colorado Open Meetings Law, no Board discussion or action will take place until a later date, if necessary. Speakers must identify themselves with their full name and address. Each speaker's comments are limited to three minutes or less.

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- e. FINANCIAL MATTERS

- a. \* Review and approve the updated check register for the period ending May 20, 2026

|            |             |
|------------|-------------|
| General    | \$16,418.73 |
| Capital    | \$0.00      |
| Enterprise | \$29,744.49 |
| Total      | \$46163.22  |

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f. BOARD AND STAFF REPORTS

- a. Board of Director Matters
  - b. District Manager Report (enclosure)
  - c. Administrative Manager's Report (enclosure)
  - d. Director of Utilities Report (enclosure)
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g. LEGAL MATTERS

1511 E Badger Road – Inclusion

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h. ADJOURN

***\* Requires Board Action***

**NEXT REGULAR MEETING IS SCHEDULED FOR  
June 17, 2026**

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In person at 57 Baca Grant Way S. Crestone CO, 81131 or Join Zoom Meeting  
<https://us02web.zoom.us/j/87269124750?pwd=ZmZVcTd2Y0UycW0vRmFWNS9wTU5WQT09>  
Meeting ID: 872 6912 4750 -- Passcode: 638055 -- One tap mobile - Dial by your location +1 346 248 7799 US (Houston)

| Check<br>Issue Date | Payee                        | Invoice<br>Number | Invoice<br>GL Account | Account Title                  | Check<br>Amount |
|---------------------|------------------------------|-------------------|-----------------------|--------------------------------|-----------------|
| <b>94006</b>        |                              |                   |                       |                                |                 |
| 05/20/2026          | Allen, Timothy               | TA-26-05          | 4-500362              | Clothing Allowance             | 350.00          |
| Total 94006:        |                              |                   |                       |                                | 350.00          |
| <b>94007</b>        |                              |                   |                       |                                |                 |
| 05/20/2026          | Amazon Capital Services, INC | 13WN-PXNF-        | 4-530600              | Worker's Compensation Insur    | 84.97           |
| 05/20/2026          | Amazon Capital Services, INC | 14WX-YKRRK        | 4-500362              | Clothing Allowance             | 159.95          |
| 05/20/2026          | Amazon Capital Services, INC | 19NM-HQ4L-        | 4-530600              | Worker's Compensation Insur    | 160.47          |
| 05/20/2026          | Amazon Capital Services, INC | 1H6R-JJYC-        | 4-500401              | Postage                        | 85.25           |
| 05/20/2026          | Amazon Capital Services, INC | 1H6R-JJYC-        | 4-500550              | Meals and Lodging              | 22.73           |
| 05/20/2026          | Amazon Capital Services, INC | 1H6W-NVPD         | 4-500662              | Vehicle-Repairs and Maint      | 489.38          |
| 05/20/2026          | Amazon Capital Services, INC | 1H6W-NVPD         | 4-500450              | Utility Maintenance Tools      | 978.09          |
| 05/20/2026          | Amazon Capital Services, INC | 1QK4-KM3T-        | 4-503002              | Repairs & Maint-Sewer(Gravity) | 72.16           |
| 05/20/2026          | Amazon Capital Services, INC | 1QK4-KM3T-        | 4-500500              | Training and Education         | 44.99           |
| 05/20/2026          | Amazon Capital Services, INC | 1QK4-KM3T-        | 4-500403              | Office Supplies                | 137.66          |
| 05/20/2026          | Amazon Capital Services, INC | 1RHM-4DLL-        | 4-500451              | Supplies                       | 103.32          |
| 05/20/2026          | Amazon Capital Services, INC | 1VPF-HM7C-        | 4-500550              | Meals and Lodging              | 50.11           |
| 05/20/2026          | Amazon Capital Services, INC | 1VPF-HM7C-        | 4-500451              | Supplies                       | 11.89           |
| 05/20/2026          | Amazon Capital Services, INC | 1VPF-HM7C-        | 4-500403              | Office Supplies                | 44.89           |
| 05/20/2026          | Amazon Capital Services, INC | 1WJH-WXLN         | 4-500550              | Meals and Lodging              | 87.89           |
| 05/20/2026          | Amazon Capital Services, INC | 1WJH-WXLN         | 4-503025              | Repair & Maint-Office          | 26.68           |
| 05/20/2026          | Amazon Capital Services, INC | 1WJH-WXLN         | 4-500403              | Office Supplies                | 21.57           |
| 05/20/2026          | Amazon Capital Services, INC | 1WJH-WXLN         | 4-503002              | Repairs & Maint-Sewer(Gravity) | 85.65           |
| 05/20/2026          | Amazon Capital Services, INC | 1WJH-WXLN         | 4-503002              | Repairs & Maint-Sewer(Gravity) | 40.44           |
| Total 94007:        |                              |                   |                       |                                | 2,708.09        |
| <b>94008</b>        |                              |                   |                       |                                |                 |
| 05/20/2026          | Applegate Group Inc.         | 55864             | 1-506030              | Legal                          | 845.00          |
| Total 94008:        |                              |                   |                       |                                | 845.00          |
| <b>94009</b>        |                              |                   |                       |                                |                 |
| 05/20/2026          | Blankenship, Roan            | RTB-26-04         | 4-500359              | Mileage Reimbursement          | 21.13           |
| 05/20/2026          | Blankenship, Roan            | RTB-26-04         | 4-500500              | Training and Education         | 288.26          |
| 05/20/2026          | Blankenship, Roan            | RTB-26-04-1       | 4-500500              | Training and Education         | 967.00          |
| Total 94009:        |                              |                   |                       |                                | 1,276.39        |
| <b>94010</b>        |                              |                   |                       |                                |                 |
| 05/20/2026          | CEBT                         | INV 0082973       | 4-530500              | Health Insurance               | 10,641.49       |
| Total 94010:        |                              |                   |                       |                                | 10,641.49       |
| <b>94011</b>        |                              |                   |                       |                                |                 |
| 05/20/2026          | Centratel, LLC               | 2605022091        | 4-500406              | Phone Answering Service        | 277.86          |
| Total 94011:        |                              |                   |                       |                                | 277.86          |
| <b>94012</b>        |                              |                   |                       |                                |                 |
| 05/20/2026          | Core & Main                  | Y871933           | 4-500409              | Software Maintenance           | 3,957.05        |
| Total 94012:        |                              |                   |                       |                                | 3,957.05        |
| <b>94013</b>        |                              |                   |                       |                                |                 |
| 05/20/2026          | DeBon, Nataliia              | ND-26-05          | 4-505027              | Office / Cell Phones           | 40.00           |

| Check<br>Issue Date | Payee                            | Invoice<br>Number | Invoice<br>GL Account | Account Title                  | Check<br>Amount |
|---------------------|----------------------------------|-------------------|-----------------------|--------------------------------|-----------------|
| Total 94013:        |                                  |                   |                       |                                | 40.00           |
| <b>94014</b>        |                                  |                   |                       |                                |                 |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-500550              | Meals and Lodging              | 32.88           |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-500409              | Software Maintenance           | 50.00           |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-500500              | Training and Education         | 251.91          |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-505027              | Office / Cell Phones           | 190.12          |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-500460              | Utility Billing                | 11.25           |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-500403              | Office Supplies                | 13.07           |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-503002              | Repairs & Maint-Sewer(Gravity) | 34.99           |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-506022              | Professional Fees-GIS          | 35.22           |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-503300              | Chemicals Maintenance          | 7.96            |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-503002              | Repairs & Maint-Sewer(Gravity) | 15.98           |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-500500              | Training and Education         | 475.00          |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-500500              | Training and Education         | 185.00          |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-500500              | Training and Education         | 130.71          |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-500362              | Clothing Allowance             | 224.99          |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-505029              | Trash and Recycling Services   | 174.43          |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-505029              | Trash and Recycling Services   | 148.17          |
| 05/20/2026          | FirstBank                        | FB-26-05          | 4-505027              | Office / Cell Phones           | 290.60          |
| Total 94014:        |                                  |                   |                       |                                | 2,272.28        |
| <b>94015</b>        |                                  |                   |                       |                                |                 |
| 05/20/2026          | Freedom Mailing Services, INC    | 52903             | 4-500460              | Utility Billing                | 463.16          |
| Total 94015:        |                                  |                   |                       |                                | 463.16          |
| <b>94016</b>        |                                  |                   |                       |                                |                 |
| 05/20/2026          | Great America Financial Svcs Cor | 41908159          | 4-500402              | Copier Lease and Equipment     | 184.71          |
| Total 94016:        |                                  |                   |                       |                                | 184.71          |
| <b>94017</b>        |                                  |                   |                       |                                |                 |
| 05/20/2026          | IMEG                             | 22002079.00       | 4-506022              | Professional Fees-GIS          | 118.61          |
| Total 94017:        |                                  |                   |                       |                                | 118.61          |
| <b>94018</b>        |                                  |                   |                       |                                |                 |
| 05/20/2026          | Law of the Rockies               | LOR-26-04         | 1-506030              | Legal                          | 3,773.73        |
| Total 94018:        |                                  |                   |                       |                                | 3,773.73        |
| <b>93736</b>        |                                  |                   |                       |                                |                 |
| 05/05/2026          | Lawson, Vivia                    | VL-25-08          | 4-500359              | Mileage Reimbursement          | 613.40-         |
| Total 93736:        |                                  |                   |                       |                                | 613.40-         |
| <b>94019</b>        |                                  |                   |                       |                                |                 |
| 05/20/2026          | Lawson, Vivia                    | VL-25-08          | 4-500359              | Mileage Reimbursement          | 613.40          |
| Total 94019:        |                                  |                   |                       |                                | 613.40          |
| <b>94020</b>        |                                  |                   |                       |                                |                 |
| 05/20/2026          | Martinez, Diego                  | DM-26-05          | 4-505027              | Office / Cell Phones           | 40.00           |

| Check<br>Issue Date | Payee        | Invoice<br>Number | Invoice<br>GL Account | Account Title           | Check<br>Amount |
|---------------------|--------------|-------------------|-----------------------|-------------------------|-----------------|
| Total 94031:        |              |                   |                       |                         | 1,425.00        |
| <b>94032</b>        |              |                   |                       |                         |                 |
| 05/20/2026          | USA BlueBook | INV0103668        | 4-503300              | Chemicals Maintenance   | 779.26          |
| 05/20/2026          | USA BlueBook | INV0104058        | 4-503019              | Repair & Maint-Aspen TP | 546.00          |
| Total 94032:        |              |                   |                       |                         | 1,325.26        |
| Grand Totals:       |              |                   |                       |                         | 46,163.22       |

## **District Manager Report – May, 2026**

### **United States Fish and Wildlife Service (USFWS) – Water lease negotiations**

- Short term extension complete
- Met with USFWS in Denver in 8/25
  - Next step - Determine value of the water rights through the US Appraisal and Valuation Services Office (AVSO). May take several months.
- Meeting scheduled for 2/18
  - Water appraisal due by 06/26
  - NEPA requires an Environmental Assessment which is expected to be completed by 6/26
  - Discuss short term lease extension
- Two year extension signed and complete

### **Aspen Wastewater Treatment Facility (AWWTF)**

- Element is reviewing pretreatment methods to determine effectiveness, compliance and cost.
  - Met with USDA to discuss loan/grant application – Jennifer Garcia
    - Recommended applying for current FY funding by 9/31/25
- USDA Loan application submitted on 9/10/25
- USDA is still reviewing the Preliminary Engineering Report as of February
- On 4/9 USDA requested additional documentation
  - Waiting on YTD balance sheet

### **Water System Improvement Project**

- Update and bring MHE Well Online, add capacity to Well 17 & 18, and add a bulk water fill station
- Funding has been secured
- Once design is approved the project will go up for bid
  - Waiting on CDPHE and well tests
    - a. Advertisement for Bids Publication Date: April 2026
    - b. Construction Contract Award Date: June 2026
    - c. Construction Start Date: July 2026
    - d. Construction Completion Date: February 2027 (including time in procurement)
- Electrical issues at MHE have been fixed, water will be tested the week of 5/18

### **Grant Opportunities**

- **State Revolving Fund (SRF)**
  - Submitted on 6/4/25
  - Approved for \$750,000
- **CWRPDA**
  - Approved for \$823,000
    - Of which \$530,353 can be forgiven
  - Loan documents have been finalized and signed
- **DOLA EIAF 2026 - Approved**
  - Application was submitted on 2/09
  - Requested \$60,000 for leak detection, will require a 1:1 match
    - If awarded, funds will be used to hire specialized leak detection contractors to inspect the distribution system
    - Onsite visit on 3/12

### **Financial & Accounting**

- Accounting transition underway
  - Staff has been working with new accounting team daily to complete the turn over process
  - Plante Moran is currently closing out 2025 financials and completing reconcilements
    - The process has been delayed by slow fulfilment of information request
  - Caselle representatives are working to reconcile the system balances to actual.
    - Once complete the District will have to approve the additional journal entry
  - Finalizing system set up and preparing for 2025 audit
- Audit is scheduled to begin 5/25 - costs increased by \$1,500 to \$13,475 + expenses, to allow for auditor to compile financial statements
  - Was not done in the past
  - Will be using another firm in the future
- Banking change 1<sup>st</sup> Bank is becoming PNC

### **Engineering**

- Water System Improvement Project
  - Element is finalizing the electrical design and bid package
  - CDPHE is reviewing the basis of design report, and has requested MHE Well testing information prior to permitting
    - Staff is working through electrical issues prior to running the well pump

- Staff and engineers will respond to the request for information once sampling data has been received
- CDPHE approved all aspects of the design, except MHE Well
  - Staff is working on a conditional approval to start the project without a water test
- Wastewater Treatment Plant Improvements
  - Waiting on USDA review

### **Personnel**

- Two full-time permanent, and two seasonal positions have been filled

### **Reminder**

- District picnic tomorrow at South Crestone Park from 2:30-4:30pm
  - Brisket, pulled pork sandwiches, and refreshments will be provided

## AMENDMENT NO. 1 (THIRD EXTENSION)

This Amendment No. 1 (Third Extension) extends Amendment No. 1 by two additional years, until May 31, 2028, or until such time as a new long-term amendment or reformation of the Agreement is effective, whichever occurs first. The parties intend for Amendment No. 1 and its extensions to be temporary and limited in scope. For the first year of this extension – between June 1, 2026 and May 31, 2027 – Amendment No. 1 shall be extended with no modification. For the second year of this extension – between June 1, 2027 and May 31, 2028 – Amendment No. 1 shall be modified as follows:

Subsection (a) under the section titled “PAYMENT” shall be deleted in its entirety and replaced with the following:

“ a. For the term of this agreement, the District agrees to pay the USFWS a monthly sum, payable in arrears, calculated by multiplying the total volume of water diverted by the District each calendar month, in acre feet to the nearest tenth of an acre foot, by \$100.00 per acre foot.”

When the term of this Third Extension expires, the Agreement shall continue in full force and effect without alteration or modification unless and until the parties enter into a subsequent amendment. It is the understanding of the parties that the District’s cost savings on water under this Extension will aid in its ability to engage in a sale of water rights in the event the parties choose to pursue such a sale.

IN WITNESS WHEREOF, the parties hereto have caused the Amendment No. 1 (Third Extension) to be executed by their authorized officers or representatives set forth below.

Dated on May 31, 2026.

DISTRICT

UNITED STATES OF AMERICA

By: 

By: Mike Oldham 4/15/2026

Print: VIVIA LAWSON

Print: Mike Oldham

Title: Board President

Title: FWS Administrator

## Administrative Monthly Report

May 20<sup>th</sup> 2026

### Board of Directors Meeting

#### UTILITY BILLING ACTIVITY FOR THE MONTH OF APRIL 2026

| Customer Utility Billing       |                 |               |
|--------------------------------|-----------------|---------------|
| Billing Category               | Number of Accts | Amount Billed |
| Usage Customers Billed - SEWER | 858             | \$46,765.79   |
| Usage Customers Billed - WATER | 881             | \$55,845.54   |
| ON/OFF Service                 | 5               | \$125.00      |
| LATE FEE                       | 54              | \$1,080.00    |
| TRANSFER                       | 10              | \$3,500.00    |
| CONSOLIDATIONS                 | 0               | \$0.00        |
| NSF                            | 3               | \$90.00       |
| Water & Sewer Hook UP          | 0               | \$0.00        |

#### APRIL - XPRESS BILL PAY TRANSACTION AND CHARGES ACTIVITY

| Product / Service Description               | Qty | Unit Price | Line Total |
|---------------------------------------------|-----|------------|------------|
| EFT Web Transactions                        | 270 | \$0.74     | \$199.80   |
| EFT Return Basic                            | 1   | \$7.00     | \$7.00     |
| EFT Return Intermediate                     | 2   | \$14.00    | \$28.00    |
| Credit/Debit Card Web Transactions          | 437 | \$0.74     | \$323.38   |
| Online Banking - Bank Bill Pay Transactions | 20  | \$0.25     | \$5.00     |
| Lock Box Service Transactions               | 136 | \$0.74     | \$100.64   |
| Toll Free IVR Transactions                  | 13  | \$1.25     | \$16.25    |
| Maintenance & Support                       | 1   | \$100.00   | \$100.00   |

## Town of Crestone Sewer 2026

### Town of Crestone Sewer Billing - 2026

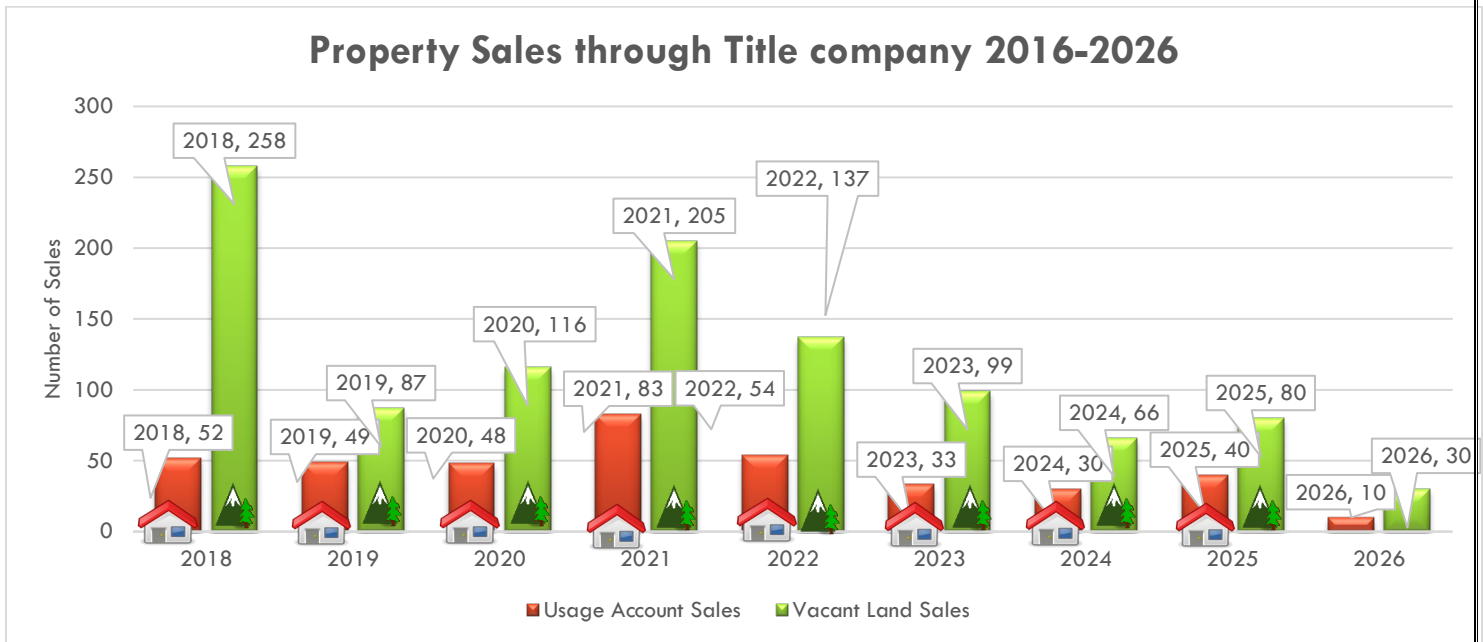
| Date        | Monthly Total | Monthly Flow | Flow Charges | Average Daily BOD | Monthly BOD | BOD Charges | Paid        | Balance Due                                    |
|-------------|---------------|--------------|--------------|-------------------|-------------|-------------|-------------|------------------------------------------------|
| January     | 401,972       | 3,683,269.44 | \$3,683.27   | 37                | 1110        | \$1,282.05  | \$10,256.73 | \$4,965.32-02/28/2026 + past due of \$5,291.41 |
| February    | 334,680       | 3,066,672.84 | \$3,066.67   | 64                | 1792        | \$2,069.76  | \$5,156.43  | \$5,136.43-03/30/2026 + \$20.00 Late Fee       |
| March       | 409,212       | 3,749,609.56 | \$3,749.61   | 34                | 1088        | \$1,256.64  | \$5,006.25  | \$5,006.25-4/30/2026                           |
| April       | 370,916       | 3,398,703.31 | 3,398.70     | 75                | 2325        | \$2,685.38  |             | \$6,084.08-05/31/2026                          |
| May         |               |              |              |                   |             |             |             |                                                |
| June        |               |              |              |                   |             |             |             |                                                |
| July        |               |              |              |                   |             |             |             |                                                |
| August      |               |              |              |                   |             |             |             |                                                |
| September   |               |              |              |                   |             |             |             |                                                |
| October     |               |              |              |                   |             |             |             |                                                |
| November    |               |              |              |                   |             |             |             |                                                |
| December    |               |              |              |                   |             |             |             |                                                |
| 2026 Totals | 1,516,780     |              | \$13,898.26  | 210               | 6315        | \$7,293.83  | \$20,419.41 |                                                |

### 2026 RATE – Effective January 1<sup>st</sup>:

**\$9.163 - per 1,000 gallons of flow**

**\$1.155 per pound of Biochemical Oxygen Demand (BOD)**

## April – 2026 - Property Sales: 5 – Homes 5 - Lots



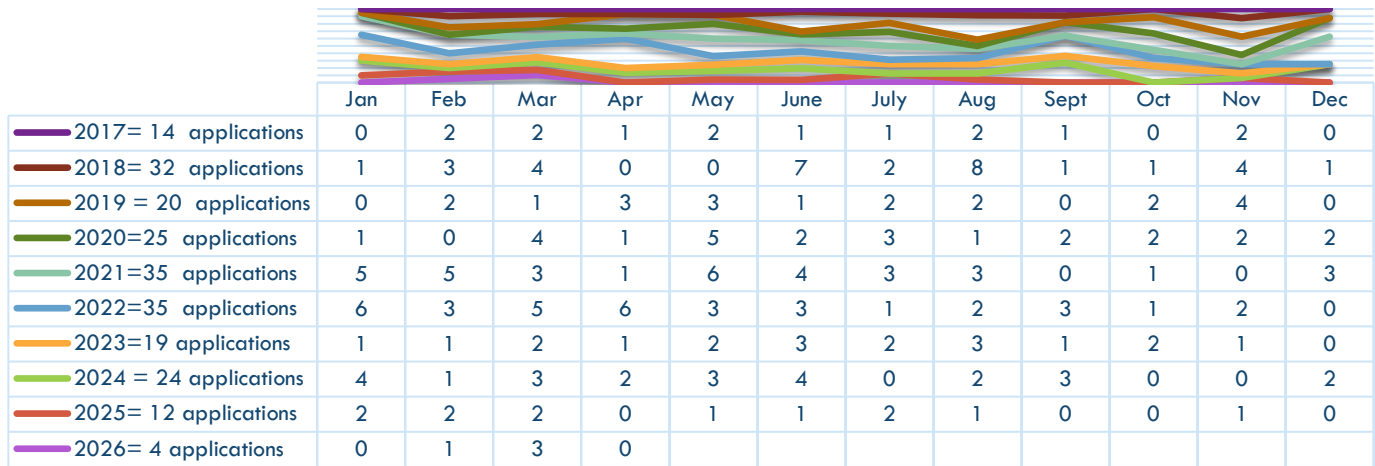
## April - 2026– Other Sales Statistic Including Name Changes Only

| Type                  | Vacant Lot | House | Total Charges                          |
|-----------------------|------------|-------|----------------------------------------|
| Quit Claim Deed       | 4          | 2     | \$0.00                                 |
| Confirmation Deed     |            | 1     | \$0.00                                 |
| Special Warranty Deed |            | 1     | \$0.00                                 |
| <b>TOTAL</b>          |            |       | <b>Total: \$0.00 Name Changes Only</b> |

## 2017- 2026- Water and Sewer Hook up Applications

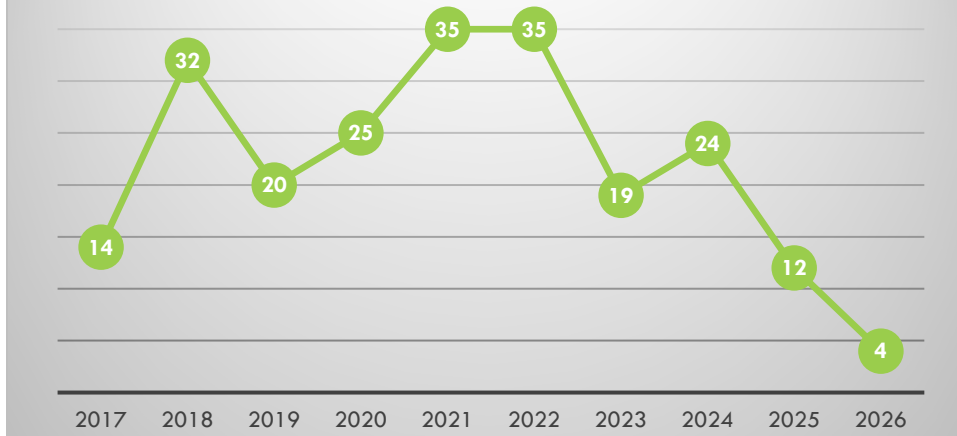
0 - Application (s) received in April, –4 Total application (s) received in 2026

### Water-Sewer Hookups 2016-2026



2026= 4 applications    2025= 12 applications    2024 = 24 applications    2023=19 applications  
 2022=35 applications    2021=35 applications    2020=25 applications    2019 = 20 applications  
 2018= 32 applications    2017= 14 applications

### Received water & sewer hook up applications 2017-2026



## 2026 – 0 CONNECTED HOOK UP'S

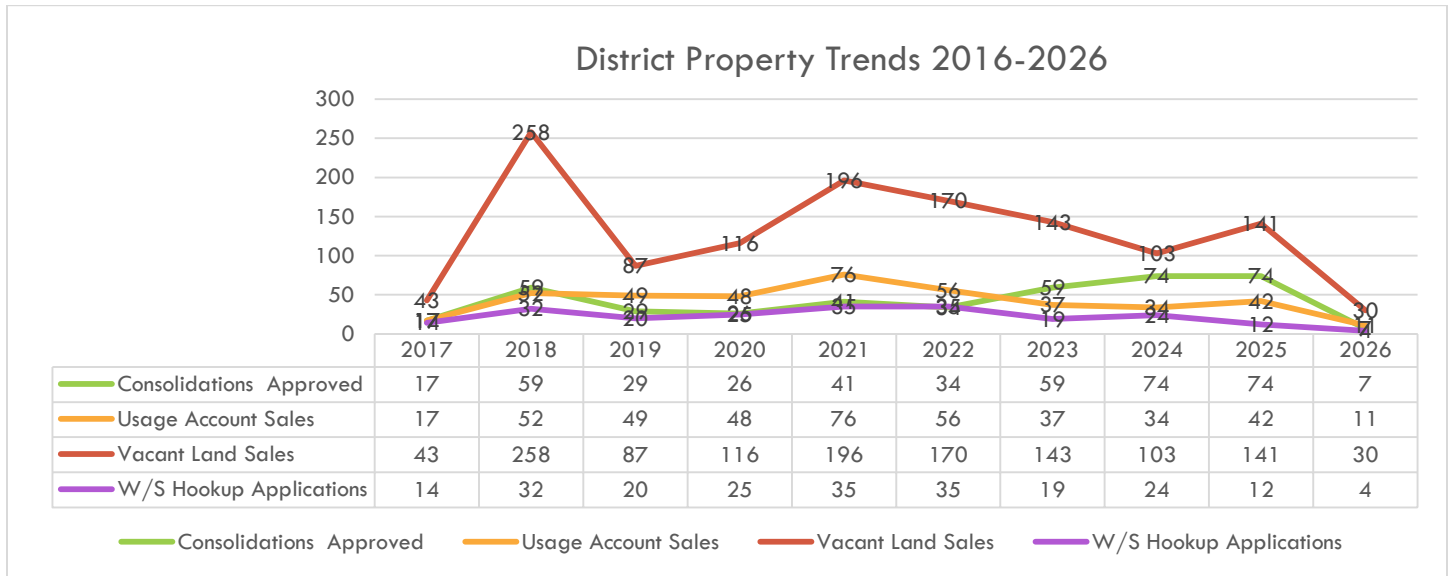
CHALET I

LOT 1021

CHALET II

CHALET III

MHE



## ADMINISTRATIVE UPDATES

### Inclusion Petition

- Inclusion petition received for lot 1511 Badger Road located in Grants
- Notice published.
- Public hearing at May's meeting

### PILOT (Payments in Lieu of Taxes)

- 2026 PILOT invoices were prepared and mailed to customers with active agreements, including Colorado College, Shumei, and the Pundarika Foundation, totaling \$28,457.08.
- Payments have been received from all three organizations.
- An updated tax-exempt property list has been requested from the County.
- The potential PILOT tracking spreadsheet has been updated.
- Outreach letters have been drafted and mailed to potential participants.
- Shumei has agreed to provide a voluntary payment for an additional lot they own.
- Appreciation plaques prepared for current participants.
- SRI Aurobindo Learning Center – signed agreement, and provided a voluntary payment of \$250.00

### Delinquent Accounts / Shut-Offs

- No water shut-offs occurred during the month of May.
- There are currently six (6) active payment plans.

- Staff continue to increase communication and outreach regarding available payment plan options.

## **SOP Updates**

- The Administrative team is actively updating Standard Operating Procedures (SOPs).
- Revisions include tenant-related processes and forms.
- A new SOP has been developed for short-term rental confirmation letters.

## **Billing Message (Usage Accounts)**

Customers experiencing difficulty making payments are encouraged to contact the District to discuss payment plan options at **719-256-4310 ext. 2** or via email at **info@bacawater.com**. Keeping contact information current and submitting a Tenant Notification Form for rental properties helps us provide better service.

## **Personnel**

- Greg Hess – 2 year anniversary! Annual evaluations & goals set for next year.
- Johann McKee – 3 year anniversary! Annual evaluations & goals set for next year.
- Onboarding completed for two full time field technicians seasonal positions.

## **Special District Association (SDA)**

- Reginal Workshop - Tuesday, June 23 – Buena Vista.

## **2025 CCR Report**

- Will be mailed out by the end of May to all District usage owners.
- Copy posted on the District website

## **Consolidations**

- 9 consolidation requests received in 2026 involving 25 lots.

## **Availability of Service (AOS)**

- AOS – Billing Due date – 06/30/2026 – Reminders will be emailed in the end of May and in June.

**IN OBSERVANCE OF MEMORIAL DAY,  
DISTRICT OFFICE WILL CLOSE EARLY**

**AT 2 PM ON THURSDAY, MAY 21 2026  
AND WILL REOPEN AT 8 AM ON TUESDAY, MAY 26 2026**

**OUR ANSWERING SERVICE WILL BE AVAILABLE  
TO TAKE YOUR CALLS DURING THIS TIME.**

**IF YOU WOULD LIKE TO MAKE A PAYMENT,  
OUR IVR PAYMENT LINE IS ALWAYS AVAILABLE AT 888-504-0548**

# Baca Grande Water and Sanitation District

## Monthly Operations Report

May 20<sup>th</sup>, 2026



The two leaks in April a crack in a 6" main on Spanish Creek.

A cracked 1" service line on Baca Grant way

## Facilities and Staff Updates

In Service

Repaired  
last month

Out of  
Service

| Water Facilities |        |                            |        |                            |        |                              |        |                          |        |                        |        |
|------------------|--------|----------------------------|--------|----------------------------|--------|------------------------------|--------|--------------------------|--------|------------------------|--------|
| Well 18          |        | Moonlight Transfer Station |        | Ridgeview Transfer Station |        | Fallen Tree Transfer Station |        | Pinecone Booster Station |        | Shumei Booster Station |        |
| Pump 1           | Pump 2 | Pump 1                     | Pump 2 | Pump 1                     | Pump 2 | Pump 1                       | Pump 2 | Pump 1                   | Pump 2 | Pump 1                 | Pump 2 |

| Wastewater Facilities |        |                      |        |                          |        |                  |        |                           |        |
|-----------------------|--------|----------------------|--------|--------------------------|--------|------------------|--------|---------------------------|--------|
| Aspen WWTP            |        | Stables Lift Station |        | Wagon Wheel Lift Station |        | MHE Lift Station |        | Dharma Ocean Lift Station |        |
| Pump 1                | Pump 2 | Pump 1               | Pump 2 | Pump 1                   | Pump 2 | Pump 1           | Pump 2 | Pump 1                    | Pump 2 |

| Service Vehicles |         |         |         |         |
|------------------|---------|---------|---------|---------|
| Truck 1          | Truck 2 | Truck 3 | Truck 4 | Truck 5 |
|                  |         |         |         |         |

| Equipment    |            |         |            |           |
|--------------|------------|---------|------------|-----------|
| Vactor Truck | Dump Truck | Backhoe | Skid steer | Excavator |
|              |            |         |            |           |

➤ No New Equipment Failure, or Vehicle Failures to report

➤ Accidents

- No accidents to report on.

## Operations Updates

### ➤ Operations staff

- We have increased the permanent operations staff to six in planning for future needs, such as retirement or turn over.
- One of the staff is signed up to test for Certification.

### ➤ Leaks to report

- One Leak on Baca Grant way was a service line.
- One leak on Spanish Creek rd was a cracked 6" main.

### ➤ Projects

#### Spring/Summer Project List Have Started

- Fire Hydrant Maintenance (In Process)
- Valve Maintenance (In Process)
- Collection system cleaning (In Process)
- Collection system inspections (In Process)
- Grounds Maintenance and weed control (In Process)
- Dig list (A variety of excavation projects)
- Leak Detection (On Going)

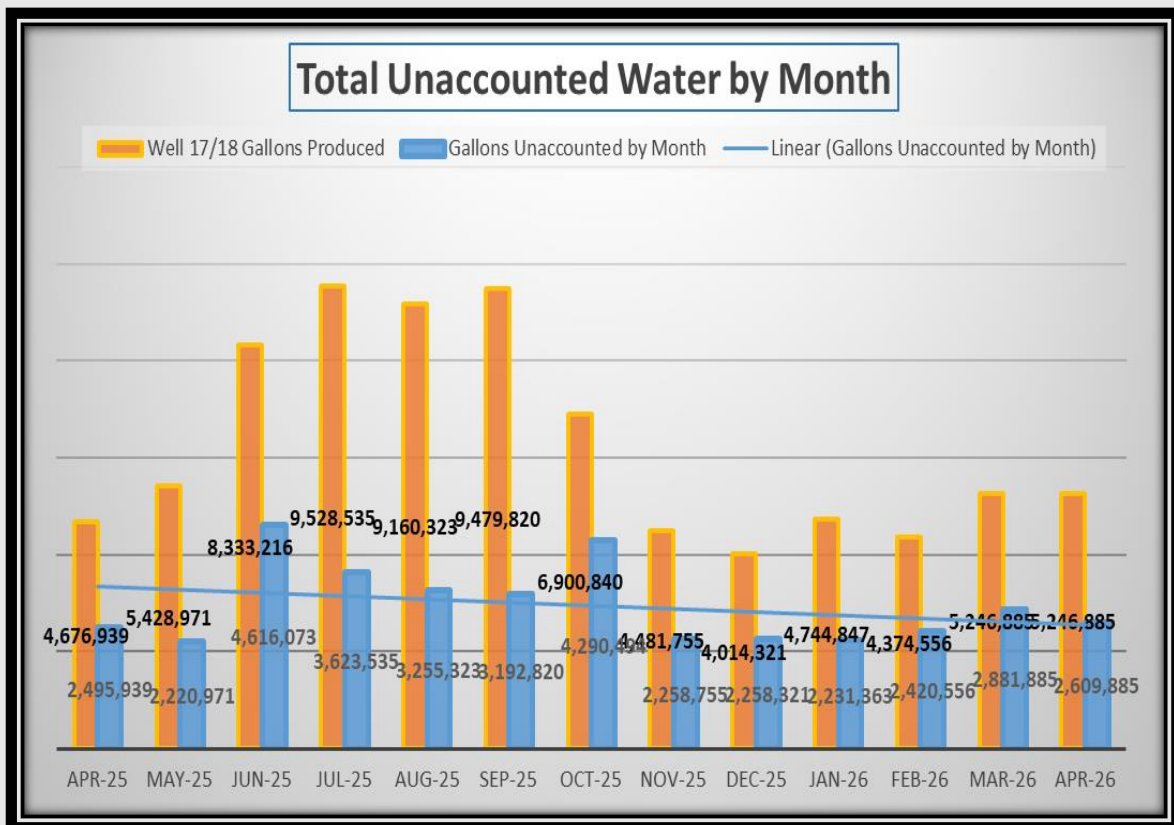
### ➤ Unaccounted Water

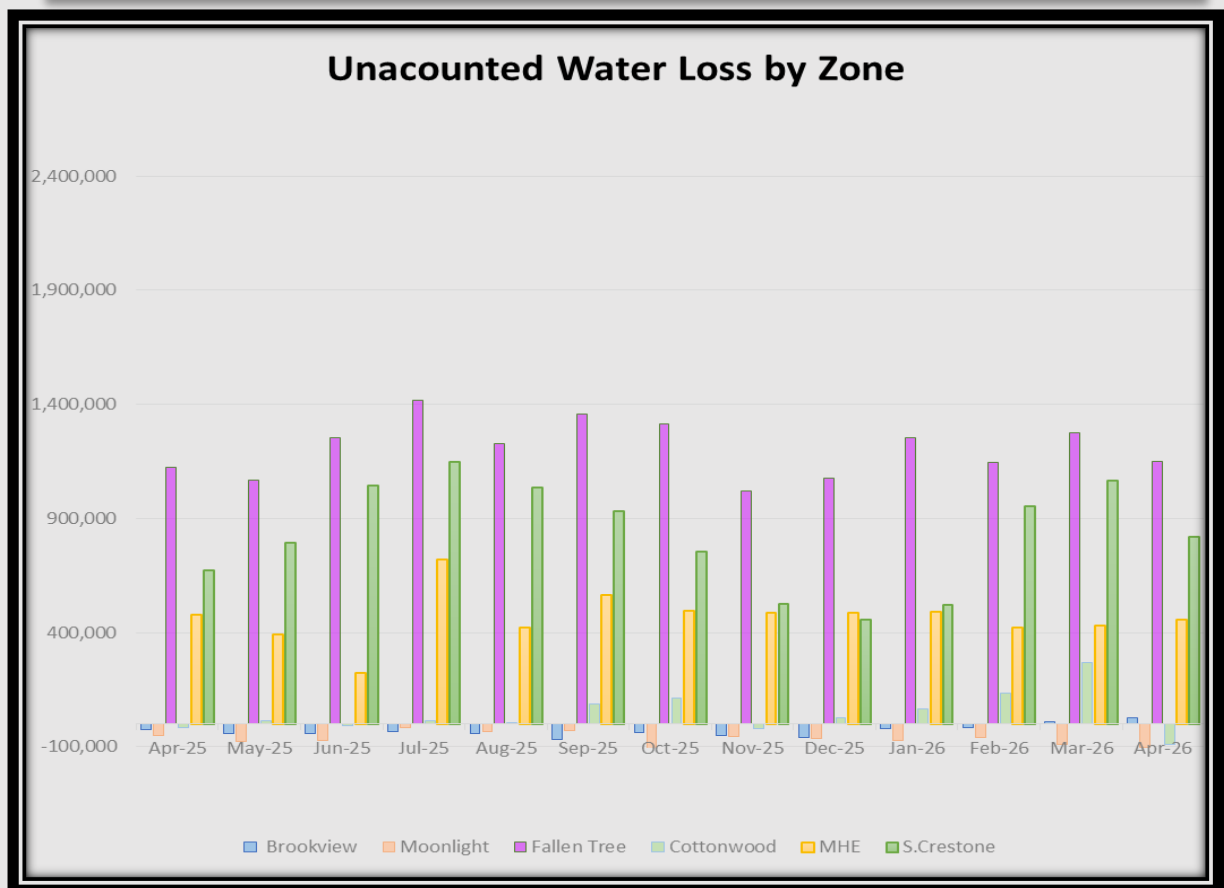
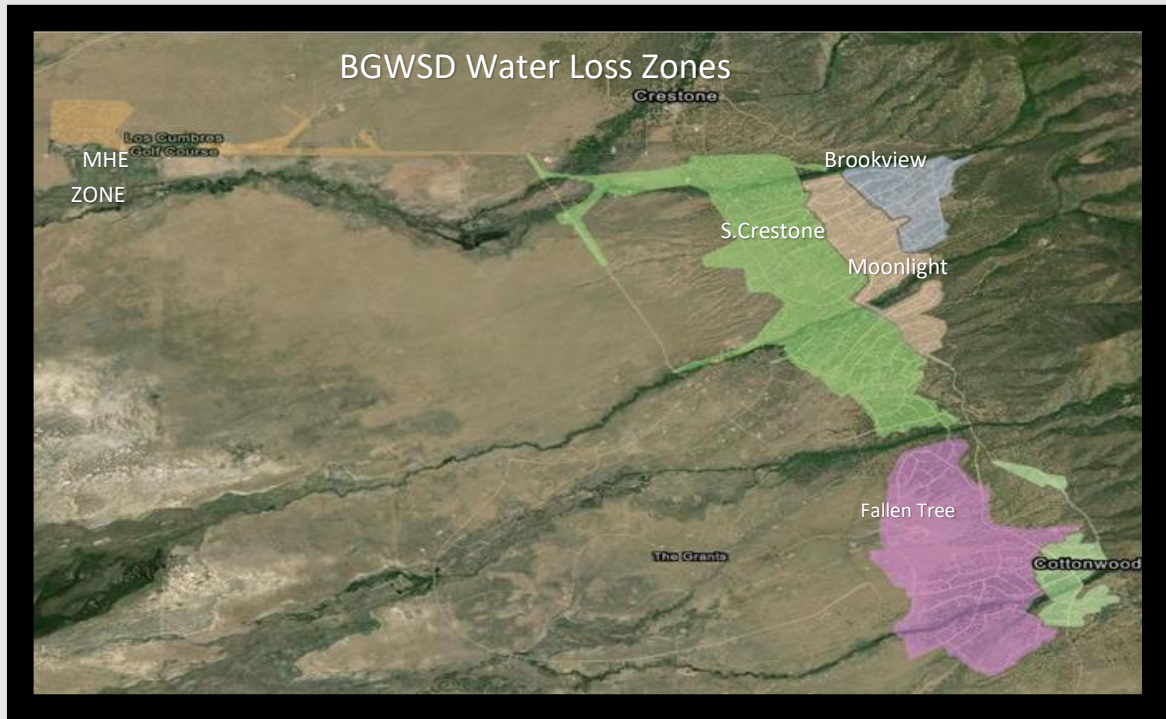
- Wells 17 and 18 produced 4,926,089 gallons of water in the month of April.
- The District sold its customers 2,637,000 gallons of water in the month of April, leaving 2,042,087 gallons unaccounted for. The overall actual loss is going to vary, unaccounted water also includes unmetered water this will vary. The overall actual loss appears to be close to 1,900,000 per month. The variations above will include inaccurate meters, unmetered water use.
- 41% of the water produced is unaccounted for in the month of April.

### ➤ Aspen WWTP and Town of Crestone Loading

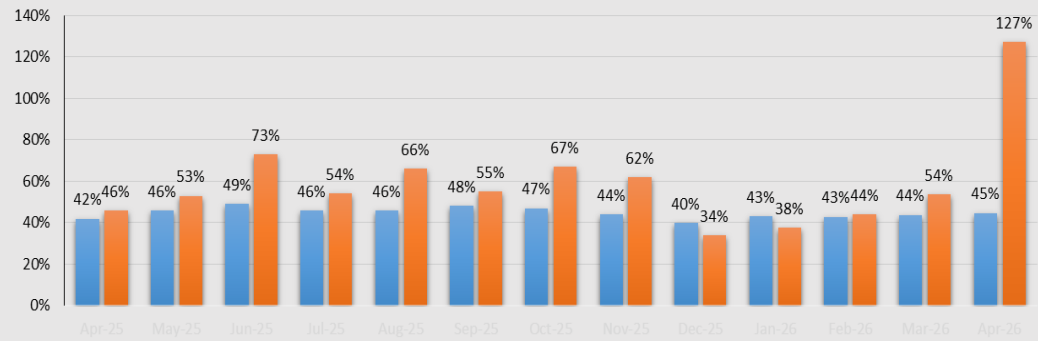
- Aspen WWTP averaged 45% of hydraulic loading capacity in the month of April, the Town of Crestone contributed an average of 15% of the treatment plants hydraulic load.

- Aspen WWTP organic loading in the month of April was outside of permit limits at over 300lbs. In April we only had one sample out of 4 that was viable in the month, that day waste strength was high. We are running additional samples in May to confirm this was not a normal occurrence. The Town of Crestone contributed an average of 17% of the treatment plants organic load.





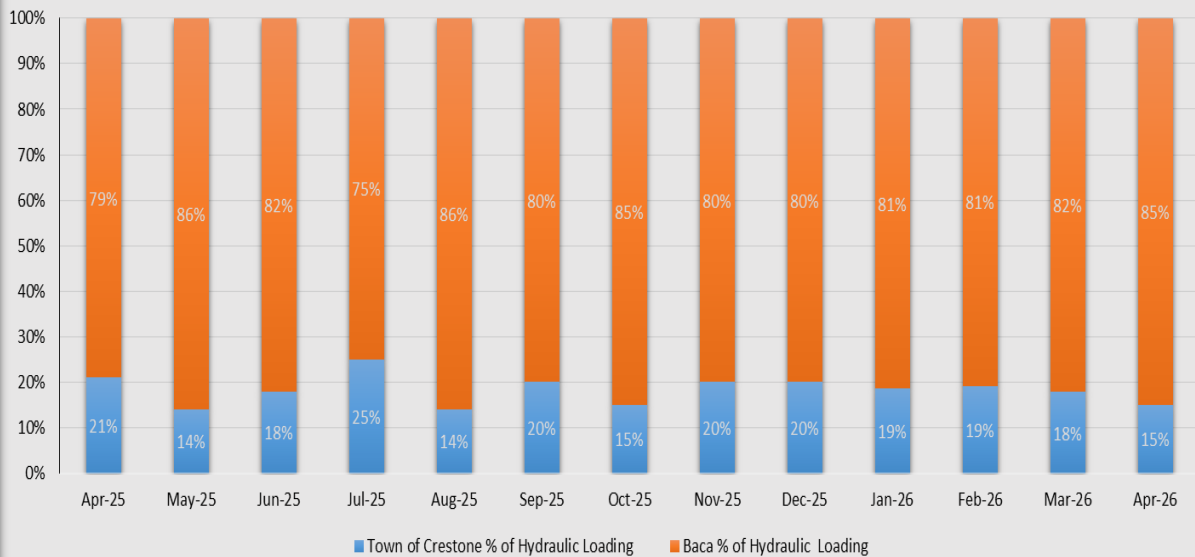
### Percentage of Plant Capacities by Month at Aspen Wastewater Treatment Plant



|                               | Apr-25 | May-25 | Jun-25 | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Feb-26 | Mar-26 | Apr-26 |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Plant % of Hydraulic Capacity | 42%    | 46%    | 49%    | 46%    | 46%    | 48%    | 47%    | 44%    | 40%    | 43%    | 43%    | 44%    | 45%    |
| Plant % of Organic Capacity   | 46%    | 53%    | 73%    | 54%    | 66%    | 55%    | 67%    | 62%    | 34%    | 38%    | 44%    | 54%    | 127%   |

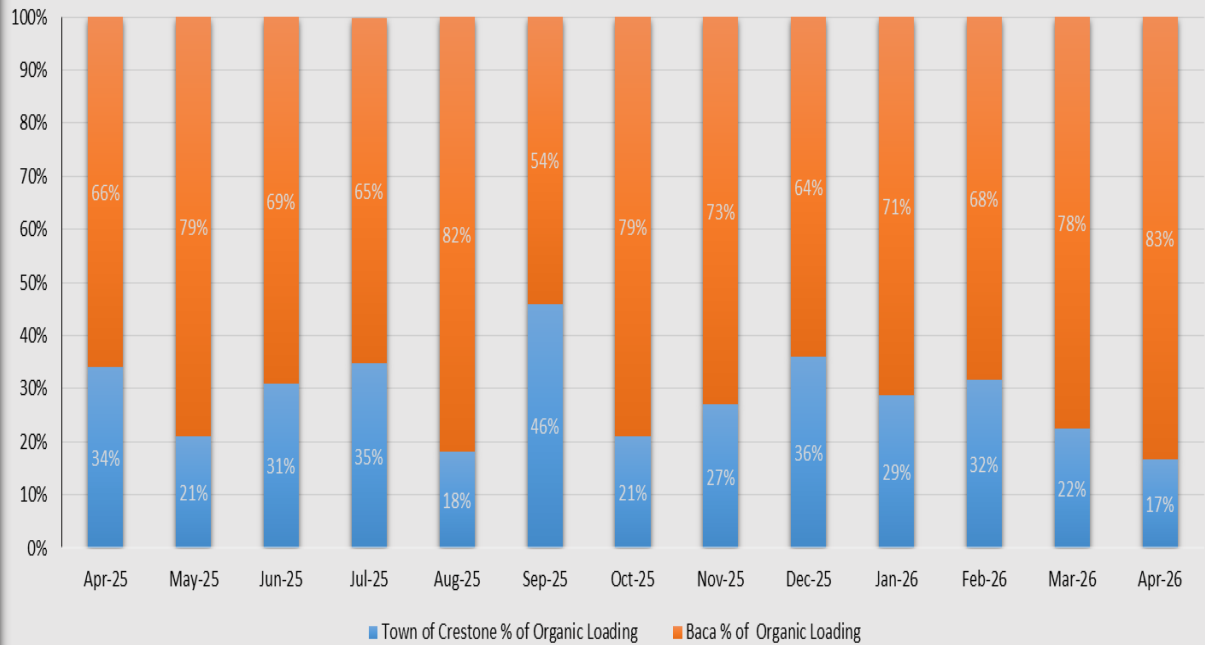
■ Plant % of Hydraulic Capacity ■ Plant % of Organic Capacity

### Average % of Total Hydraulic Loading of Aspen Wastewater Treatment Plant by Month



■ Town of Crestone % of Hydraulic Loading ■ Baca % of Hydraulic Loading

### Average % of Total Organic Loading of Aspen Wastewater Treatment Plant by Month of



**BACA GRANDE WATER AND SANITATION DISTRICT  
PETITION FOR INCLUSION OF PROPERTY**

---

TO: THE BOARD OF DIRECTORS OF THE  
BACA GRANDE WATER AND SANITATION DISTRICT,  
SAGUACHE COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., **Diego D. Martinez** (the "Petitioner") hereby respectfully requests that the **BACA GRANDE WATER AND SANITATION DISTRICT** (the "District"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that he is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for Saguache County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner is as follows:

Diego D. Martinez  
365 Camino De Oro W.  
Moffat, CO 81143

***Remainder of page intentionally left blank. Signature page follows.***

**PETITIONER:**

Diego D. Martinez



Printed Name: DIEGO D. MARTINEZ

Title: OWNER

STATE OF COLORADO                    )  
                                                          ) ss.  
COUNTY OF Colorado

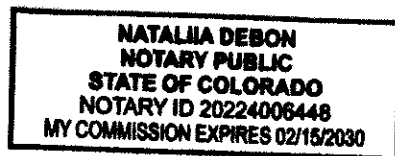
The above and foregoing instrument was acknowledged before me this 23<sup>th</sup> day of March  
\_\_\_\_\_, 2026, by Diego D. Martinez.

WITNESS my hand and official seal.

(SEAL)

  
Notary Public

My commission expires: 2/15/2030



*Signature Page to Petition for Inclusion of Real Property*

**EXHIBIT A**  
**(The Property)**

Lot 1511, The Baca Grande, Grants Unit One, County of Saguache, State of Colorado. Assessor's parcel number 460508300001.

# Property Record Card

Saguache Assessor

**MARTINEZ, DIEGO DEAN**

365 CAMINO DEL ORO  
MOFFAT, CO 81143

**Account: R012892**

Tax Area: 20A - 20A

Acres: 0.000

**Parcel: 4605-083-00-001**

Situs Address:  
1511 E BADGER RD  
CRESTONE, 81131

## Value Summary

| Value By:    | Market          | Override        |
|--------------|-----------------|-----------------|
| Land (1)     | \$11,500        | N/A             |
| <b>Total</b> | <b>\$11,500</b> | <b>\$11,500</b> |

## Legal Description

BACA GRANDE GRANTS UNIT I LOT 1511 MAP 22 1.94AC.

## Land Occurrence 1

|               |                                 |            |     |
|---------------|---------------------------------|------------|-----|
| Property Code | 0100 - VACANT LOT - RESIDENTIAL | Measure By | Lot |
| Units         | 1                               |            |     |

## Abstract Summary

| Code         | Classification           | Actual Value    | Taxable Value  | Actual Override | Taxable Override |
|--------------|--------------------------|-----------------|----------------|-----------------|------------------|
| 0100         | VACANT LOT - RESIDENTIAL | \$11,500        | \$3,105        | NA              | NA               |
| <b>Total</b> |                          | <b>\$11,500</b> | <b>\$3,105</b> | <b>NA</b>       | <b>NA</b>        |

NOTICE OF PUBLIC HEARING ON  
PETITION FOR INCLUSION OF REAL PROPERTY

TO THE BACA GRANDE WATER and SANITATION DISTRICT

NOTICE is hereby given to all interested persons that a Petition for Inclusion of Real Property has been filed with the Board of Directors of the Baca Grande Water and Sanitation District on the 25th day of March, 2026.

The Board of Directors has set Wednesday, May 20, 2026, at the hour of 9:00 A.M. during its regularly scheduled Board meeting held in person and through a video conferencing at:

<https://us02web.zoom.us/j/87269124750?pwd=ZmZVcTd2Y0UycW0vRmFWNS9wTU5WQT09>

and physically at: 57 Baca Grant Way, S. Crestone, CO 81131, as the date and time of an open meeting, at which said Petition shall be heard.

The property to be included is described as follows:

Legal: A Parcel of land located in Baca Grande Grants Unit I Lot 1511 E Badger Rd MAP 22 PARCEL # 4605-083-00-001.

Acreage: 1.94

The name and address of the Petitioner are: Diego D. Martinez 365 Camino De Oro W. Moffat, CO 81143.

All interested persons shall appear at said time and place to show cause in writing why such Petition should not be granted.

By Order of the Board of Directors of Baca Grande Water and Sanitation District.

BACA GRANDE WATER and SANITATION DISTRICT

By: s/ Vivia Lawson

Board President

## San Luis Valley Seed Exchange

It's time to start thinking of spring, planting and gathering with friends and neighbors at the 18th Annual San Luis Valley Seed Exchange. This event continues to be an important community gathering to share seeds, knowledge and enthusiasm for promoting the mission of making our community more resilient and food secure.

The SLV Seed Exchange will take place on Saturday, April 18 and Sunday, April 19 at Joyful Journey Hot Springs Spa in Moffat. This eagerly anticipated event offers many opportunities for attendees to engage in the vibrant local food, gardening and agricultural community. Activities will start at 10:00 a.m. each day and end at 5:00 p.m. on Saturday and 2:00 p.m. on Sunday.

The San Luis Valley Seed Exchange is a cornerstone of the region's commitment to sustainability, biodiversity and community resilience. This year's event continues the tradition with an exciting lineup of educational speakers, vendors and attractions for plant and garden enthusiasts. This year's theme is "Sand Into Soil."

Highlights of this year's event include:

- **Local Vendors:** Explore a variety of offerings from local artisans, growers and producers showcasing the best of what the San Luis Valley has to offer.
- **Food Options:** Enjoy delicious food offerings crafted from locally sourced ingredients, highlighting the rich flavors of the region.
- **Seed Swap Table:** Participate in the time honored tradition of exchanging seeds, fostering biodiversity and promoting the preservation of heirloom varieties.
- **Door Prizes:** Anyone in attendance is eligible for a chance to win exciting prizes generously provided by event sponsors and supporters.
- **Speaker Series:** Dig into the theme of "Sand Into Soil" with engaging presentations from seven knowledgeable speakers exploring a variety of ways to build rich, healthy soil.
- **Community Sharing Hour:** Take the stage and share your

## Museum Happenings

By Lynn Sutherland

As the saying goes, "If something seems too good to be true, perhaps it is." This sentiment has certainly been felt at the Museum lately. Not long ago, an individual came forward and volunteered to take on the demanding role of director for the Saguache County Museum. The director's responsibilities are extensive and require dedication across many areas.

- Learning the many aspects of museum operations and writing weekly informational articles for the newspaper and social media.
- Cataloging the museum's collection.
- Recruiting and training staff members.
- Ensuring that displays are maintained in excellent condition.
- Cleaning and managing inventory.

These are just some of the tasks involved in serving as director. Unfortunately, despite our optimism, circumstances have changed and we are once again searching for the right person to fulfill these dreams.

Despite setbacks, the Museum is moving ahead and preparing for its opening day. May 24th marks the 67th year for the Museum. A parade is planned for the celebration, organized by Logan Gallegos, who can be contacted at 719-480-9781 for more information. The parade's theme is "Saguache County 150 years."

In 1876, Colorado entered the union, earning the nickname "The Centennial State." On August 1, 1876, Colorado became the 38th star on the flag under President Ulysses S. Grant. Achieving statehood was no easy process—it took five attempts and nearly fifteen years. Political debates focused on questions of voter eligibility, government policies and which economic interests should be prioritized. Each effort encountered challenges related to politics and power, as various factions worked toward consensus in building the new state.

Many farming families faced

## Notice of Public Hearing

ON PETITION FOR INCLUSION OF REAL PROPERTY TO THE BACA GRANDE WATER and SANITATION DISTRICT

NOTICE is hereby given to all interested persons that a Petition for Inclusion of Real Property has been filed with the Board of Directors of the Baca Grande Water and Sanitation District on the 25th day of March, 2026.

The Board of Directors has set Wednesday, May 20, 2026, at the hour of 9:00 A.M. during its regularly scheduled Board meeting held through a video conferencing at:

<https://us02web.zoom.us/j/87269124750?pwd=ZmZVcTd2Y0UycW0vRmFWNS9wTU5WQT09>

and physically at: 57 Baca Grant Way, S. Crestone, CO 81131 as the date and time of an open meeting, at which said Petition shall be heard.

The property to be included is described as follows:

Legal: A Parcel of land located in Baca Grande Grants Unit 1 Lot 1511 E. Badger Rd. MAP 22 PARCEL #4605-083-00-001. Acreage 1.94

The name and address of the Petitioner are: Diego D. Martinez, 365 Camino De Oro W., Moffat, CO 81143.

All interested persons shall appear at said time and place to show cause in writing why such Petition should not be granted.

By Order of the Board of Directors of Baca Grande Water and Sanitation District.

BACA GRANDE WATER and SANITATION DISTRICT

By: s/Vivia Lawson

Board President

Published: April 9, 2026

DISTRICT COURT

SAGUACHE COUNTY, COLORADO

Court Address: 501 4th Street PO Box 197, Saguache, CO 81149

## PUBLIC NOTICE

OF PETITION FOR CHANGE OF NAME

Case Number: 2026CV4

Public Notice is given on March 20, 2026 that a Petition for a Change of Name of a Minor Child has been filed with the Saguache

**Resolution No. 2026-05-20-01**

**RESOLUTION  
OF THE BOARD OF DIRECTORS OF THE  
BACA GRANDE WATER AND SANITATION DISTRICT**

**RELATING TO THE INCLUSION OF REAL PROPERTY PURSUANT TO THE  
INCLUSION PETITION SUBMITTED BY DIEGO MARTINEZ**

---

WHEREAS, the Baca Grande Water and Sanitation District (the “District”) was formed pursuant to C.R.S. §§ 32-1-101, *et seq.*, as amended (the “Special District Act”), by order of the District Court for Saguache County, Colorado, and after approval of the District’s eligible electors at an election; and

WHEREAS, pursuant to C.R.S. § 32-1-1001(1)(h), the Board of Directors of the District (the “Board”) shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, Diego Martinez (“Petitioner”) is the 100% fee owner of the property legally described as Lot 1511, The Baca Grande, Grants Unit One, County of Saguache, State of Colorado, commonly known as 1511 East Badger Road, Crestone, CO 81131, and commonly known by Assessor’s Parcel No. 460508300001 (the “Property”); and

WHEREAS, pursuant to C.R.S. §§ 32-1-401, *et seq.*, Petitioner has petitioned the District for inclusion of the Property pursuant to the Petition for Inclusion of Property dated March 25, 2026; and

WHEREAS, Section 2.10.4.1.1 of the District’s Rules and Regulations provides for the inclusion procedures of the District; and

WHEREAS, The Board has heard the Petition at a public meeting after proper publication of notice.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD as follows:

1. The inclusion Petition submitted by Diego Martinez is hereby GRANTED, subject to the following conditions:
  - a. Payment by Petitioner of all inclusion fees pursuant to the District’s Rules and Regulations.
  - b. All payments of fees required for inclusion are immediately due and payable upon the execution of this Resolution, and inclusion shall not be deemed effective until all such payments are made in full.

- c. The granting of the Petition does not relieve Petitioner of the requirements of any other applicable District rules.
- d. Pursuant to Section 2.10.4.1.3.1 of the District's Rules and Regulations, if requested by the District, Petitioner shall execute, deliver, grant and convey to the District by special warranty deed all water and water rights, if any, used in connection with, or appurtenant to, the inclusion of the Property, and, to the extent applicable, adjacent rights-of-way to the District. Inclusion shall not be deemed effective until all such execution and conveyance.
- e. Pursuant to Section 2.10.4.1.3.3 of the District's Rules and Regulations, Petitioner shall be responsible for the construction and conveyance to the District of all water or sanitary sewer lines and related improvements and property interests necessary to serve the Property.

APPROVED AND ADOPTED this 20th day of May, 2026.

BACA GRANDE WATER AND SANITATION DISTRICT

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary