

FINANCIAL PVH:

Ted Snailum of TWS Financial presented the January 2026 Financial Recap for Plum Valley Heights. Upon a motion from Director Santagata, second by Director DeGrande and unanimous vote, the Board accepted the January 2026 financial reports for Plum Valley Heights.

BOARD ACTION ITEMS:

Upon a motion by Director Santigata, second by Director DeGrande, and unanimous vote the Board approved Resolution No. 26-03-01 Approving and Adopting Changes to the District’s Water and Wastewater Service Rates and Charges for 2026.

ADJOURN AS THE PVH SUBDISTRICT OF RWSD AND RECONVENE AS THE ROXBOROUGH WATER AND SANITATION DISTRICT BOARD:

Upon a motion by Director Santagata second by Director Thomas, and unanimous vote, the Board adjourned as the Subdistrict Board and reconvened as the Roxborough Water and Sanitation District Board (RWSD).

CONSENT AGENDA:

Upon a motion from Director Santagata, second by Director Thomas and unanimous vote, the Board approved the Consent Agenda which consisted of:

- a. Approved the Minutes of the Regular Meeting of the RWSD Board on February 18, 2026.
- b. Ratified Payrolls for February 28, 2026:
- c. Ratified Payments from February 18, 2026: 105218-105236, 105238-105256, 105260-105262, 105265-105268, 105275, 105278-105279, 105281-105284.
- d. Approved Payments of Claims: Checks: 105237, 105257-105259, 105263-105264, 105269-105274, 105276-105277, 105280, 105285-105289.
- e. Ratified Pay App #1 from QP Services for construction on the 2026 Roxborough CIPP Project.

GENERAL MANAGER’S REPORT:

Mr. Marcum provided the General Manager’s Report. A copy of Mr. Marcum’s report is attached to these minutes.

Legal Counsel Report:

Mr. Pogue updated the Board on the pending Arrowhead Colorado Metropolitan District eminent domain proceedings.

OPERATIONS:

Mr. Stroehlein provided the Operations Report, and a copy is attached to these minutes.

ENGINEERING:

Mr. Gerstner, of TST Infrastructure, provided the engineering status report to the Board. A copy of TST’s report is attached to these minutes.

FINANCIAL RWSD:

Ted Snailum, of TWS Financial, presented the January 2026 RWSD Financial Statements to the Board. Upon a motion by Director Santagata, second by Director DeGrande and unanimous vote by the Board, the January 2026 financial reports were accepted.

ADMINISTRATIVE REPORT:

Ms. Hoover provided the Administrative Report.

BOARD ACTION Items:

Upon a motion by Director Santagata, second by Director DeGrande, and unanimous vote the Board approved Resolution No. 26-03-01 Approving and Adopting Changes to the District’s Water and Wastewater Service Rates and Charges for 2026.

ADJOURN: Upon a motion by Director Santagata, second by Director DeGrande and unanimous vote, the meeting was adjourned at 10:02 am.

Secretary of the meeting: Lisa Hoover



GENERAL MANAGER'S REPORT

Plum Valley Heights Subdistrict

Of

Roxborough Water and Sanitation District

March 18, 2026

Titan Road Industrial Park

- I have completed negotiations with Highlands Ranch Water (HRW) and they are preparing final draft of the restated IGA, but I have heard that they are addressing all my concerns. They are removing the 2-year term to find a new source if termination happened and are willing to go to 0.44 AF/Yr/EQR to align with our Aurora IGA. This will allow the sub-district to increase the number of EQR's served from 287 to 330. We will receive a tap fee just shy of \$1M which about \$380K will be paid to HRW for their portion. Once the agreement is executed, we anticipate 6-8 months for design / approvals and 8-10 months for construction pending the receipt of the prepaid costs for these items.
- We have requested some more detailed annual historical consumption for Comcast to HRW to confirm 39 EQR's is consistent with their planning criteria. Based on the annual consumption provided it looks like it will be 40 EQR's.

Plum Valley Heights

- No action

McMakin Property

- No action

General

- Valley View Christian Church is in the planning process to add about 42,000 sq ft of building space to add some additional worship halls, office space and a K-8 school. Their water projections will increase significantly to over 1MGY. They will need to add a 2" tap to service the addition which will cost them \$184,000 plus a permit fee. I have provided a will serve letter to them for the additional EQR's.
- I received an email from Sam Calkins the GM at HRW letting me know on March 1st they are going into Drought Watch. A Drought Watch is the first step in the District's Drought Response Plan. A Drought Watch signals the need for increased awareness and preparation ahead of the upcoming irrigation season. When irrigation season begins, a Drought Watch limits outdoor watering to three days per week. If dry conditions continue, the district could move to Stage 1, which may include additional outdoor watering restrictions and drought rates.

**Roxborough Water and Sanitation - PVH
Financial Recap
January 31, 2026**

General Fund

1. Property taxes collected for the month total \$ 0
2. Specific ownership taxes collected for the month total \$ 2,925
3. Interest Income - \$ 13
4. Professional fees \$ 1,000

General Manager's Report

March 18, 2026

Projects

- The Site Use Agreement with CAB has been executed. We will receive \$400 per month for this service. This will support their meter reading infrastructure. Construction was started on March 2nd and the status is complete and operational. The annual invoice has been sent.
- We are working with CORE Electric to complete the removal of the electrical power pole that remains in the easement for the raw water line on Ketcham's property that fed the old raw water pump station. The application fee has been paid and we are waiting on our project manager for next steps.
- As Mitch indicated last month, we have completed construction on the raw water interconnect located here at the office by the fire hydrant. There are 3 potential uses for this interconnect:
 - Since firefighting helicopters are not allowed to dip into Rampart Reservoir this would allow RWSD to divert raw water into the portable tub owned by West Metro using the new Rampart Pump Station.
 - In the event of a Rampart Pump Station failure this connection would allow us to introduce potable water into the raw system to fulfill irrigation obligations to the golf course and village.
 - In extreme events like Superior this connection could allow RWSD to introduce raw water into the potable system for firefighting purposes if the treated supply couldn't keep up with demands.

Potential Inclusions

- We received a referral from Douglas County for Chatfield Commercial Center zoning resolution; I have provided a response letter. I was contacted by Sterling Ranch regarding the will serve letter that was provided during the referral process, they want to have a conversation regarding the letter.

Dominion Water & Sanitation District

- DWSD has suspended their Eastern Regional Pipeline (ERP) delivery from Castle Rock. This is due to the Castle Rock chlorine burn. There was a CBS News report on it as they have customers experiencing the free chlorine smell and making accusations of related illnesses. [Article LINK](#)
- The amended and restated O-Line Agreement has been presented to DWSD for comment / review. I've had two follow-up meetings with them, one with Andrea and the other with Brock and Andrea. We received comments back and are preparing our response.

Public Outreach/Opportunities

- We continue closely watching Aurora Water and are anticipating them issuing drought restrictions, which would also mean the drought surcharges could potentially be issued as well. When the surcharges are implemented our customer's bills will be impacted.
- The trifold customers will receive in February's bill will begin to promote all the new and returning conservation rebates and announce release dates. This year we have increased the amount of Slow the Flow audits we will offer and added smart timer and rain sensor rebates. We will also begin to instill how important conservation efforts are with the extreme drought conditions we are currently experiencing.

General Manager's Report

- We are working on our first Face Book posting to announce The Garden in a Box coupons availability.
- You may have seen the insert in your February water bill that RWSD is gauging interest on hosting a community blood drive. We are working with the American Red Cross but before they will commit, they need to gauge interest in the community. We need 40 -50 commitments before they schedule a date. Many thanks to Lucie for getting the ball rolling on this. Depending on the turn-out we may look to host it on regular schedule such as quarterly or bi-annually.
- Lead Plant Operator Jordan Tasei has resigned, his last day is tomorrow. He found a BBD at Parker Water and is going to lead a crew there. We will be catering a lunch tomorrow to celebrate his 8-1/2 years with the district. Mitch and I are carefully evaluated the job description and have decided to hire internally and promote operator Rusty Dietz into his position. This will not happen right away and Mitch will bridge the gap until it does.
- If everyone is good with the draft response from Loren with a simple head nod we'll get it signed and back to Roxborough Village First HOA.

Water Plant

Poor filter runs continue. In February, the plant was operational for 15 days with an average plant production of **2 MGD** and a max day of **3.5** million gallons.

CDPHE has approved the switch from Alum to ACH as a coagulant. This change is for better manganese removal to help with discolored water. The switch is currently planned for April 20th to use the remaining Alum on hand.

Castle Rock began a free chloring burnout of their system on February 2nd. During this burnout, DWSD has shut off the feed from Castle Rock and is now receiving all water from RWSD. With current consumption, an additional 9 million gallons per month will be treated for DWSD. Currently Castle Rock is planning to complete this burnout at the end of April.

The WTP generator dual fuel conversions are awaiting Xcel to schedule the gas meter replacement. Once scheduled plumbers will make the final connection for the gas lines to the generators. In the meantime, Eden Innovation will install the dual fuel kits. Once everything is complete, all generators will be commissioned with a load bank test to set the natural gas feed. These systems should extend the run time by 50%-70% by blending natural gas with diesel fuel. Roxborough will also be looking to add bulk diesel storage on site for additional generator run time in an emergency. TST is working on the permitting.

InflexionPoint is preparing a quote to replace Browns Hill for SCADA support. This will include a change in SCADA platforms, a support contract, and Roxborough Lift Station PLC cabinet rehab.

A PO has been sent for new Rotork valve actuators to replace old Keystone actuators that have been faulting.

February production was **29.7** million gallons of treated water, **15.5** million gallons of that was for Sterling Ranch.

Lift Stations

The lift stations are running well.

Flow Equalization Basin startup procedure meeting was held last week. Integration remains. Startup is planned for 3/31.

March's Operations Report

Permanent H₂S sensors at the Transition Vault, DWSD's force main air vac in Waterton near McDonalds, and their connection to the O-Line at the crosswalk at Waterton and Campfire show effective odor control. An additional odor logger has been set in the O-Line upstream of the DWSD connection to monitor RWSD H₂S.

A new blower has been ordered for the Transition Vault to replace the old, rusted blower. Delivery is expected this month.

Force main air vac replacements are being evaluated. Current air vacs have been neglected due to size. Replacements would be significantly lighter and have flushing ports to allow maintenance without disassembly.

A PO has been sent to replace all four grinders at Waterton and Roxborough lift stations.

February saw **25** million gallons of sewage pumped to Littleton-Englewood. Approximately **8.9** million was conveyed for Sterling Ranch.

Field

The field had **150** locates for the month of February.

Annual water main flushing and valve turning began earlier this week.

Annual sewer lining is underway. Over 18,000' of clay sewer will be structurally lined. Cost savings from QPS self performing the lining has allowed for additional manhole lining around Crystal Lake in the Village for infiltration.

Meter installs continue. An additional 300 meters have been delivered and 300 more nodes are on order.

Water quality in Tank 4 required flushing in years past to combat nitrification issues due to water age. Excessive flushing resulted in significant erosion around Thunder Run and Sumac. In an arrangement with Roxborough Park Foundation, RWSD has agreed to reimburse a portion of the work for the Foundation to repair the drainage into the state park and RWSD will contract Redline for repairs to this hillside.

Aurora is planning insertion valves to replace the failed valves that feed raw water to the WTP. Aurora believes the existing valves are leaking, back feeding the raw transmission mains, making it impossible to isolate each main for maintenance. Once these valves are replaced, Aurora will be able to isolate the second main for the other connection to Rampart Pump Station.

MEMORANDUM

TO: Roxborough Water and Sanitation District
Board of Directors

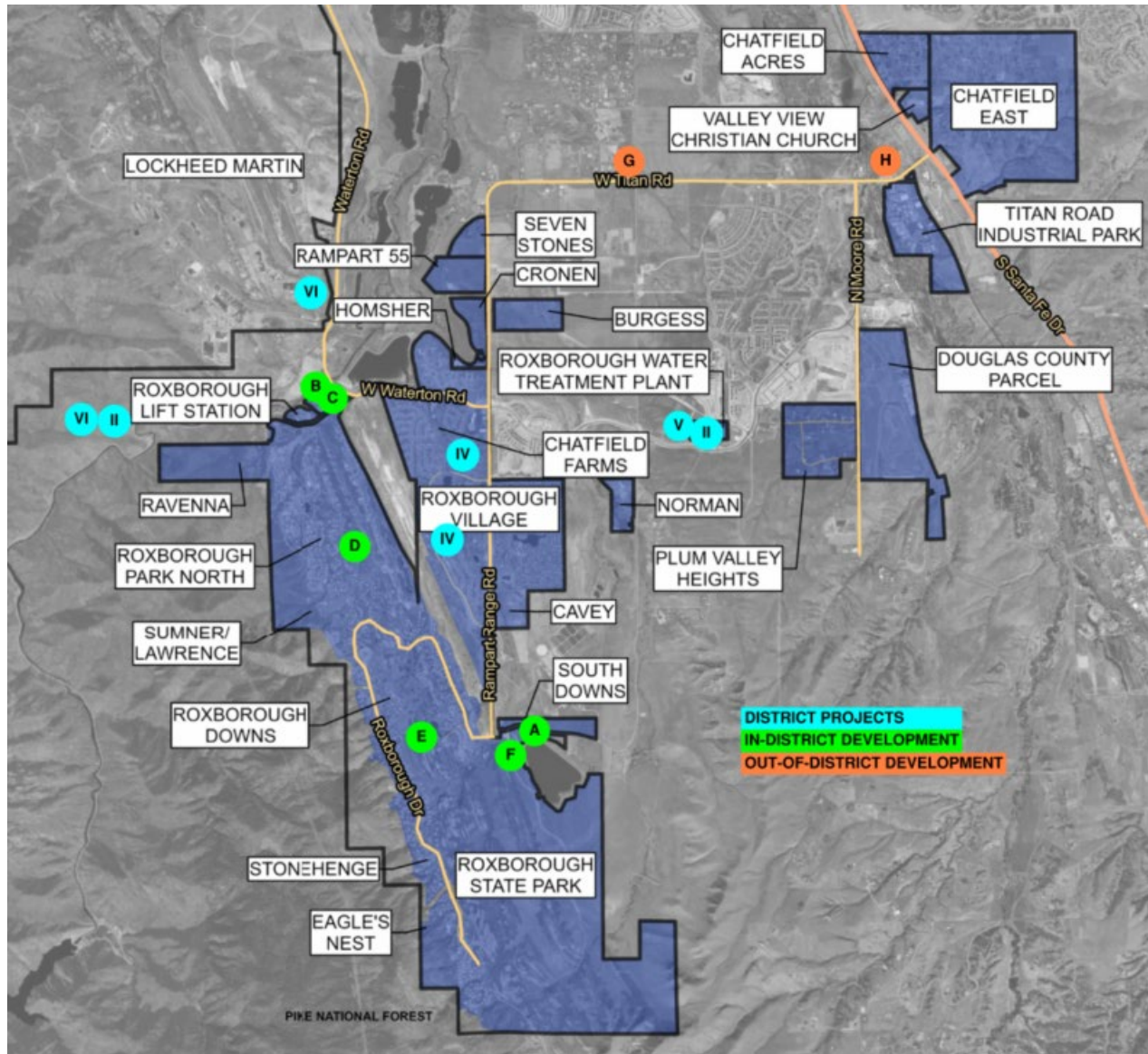
FROM: TST Infrastructure
Michael Gerstner

SUBJECT: Engineering Status Report

DATE: March 11, 2026

I. DEVELOPMENT PROJECTS

- A. Berkeley Homes – Construction of water and sewer lines has not started. A meeting occurred with the developer and the developer indicated no immediate plans to proceed with development. (No Change)
- B. Ravenna Maintenance Facility – Plans were returned to the developer with comments on February 4, 2026. License agreements for water mains in Denver Water Caretaker Road are in progress. (No Change)
- C. Ravenna 8-Lots near Roxborough Lift Station – The fifth set of plans were reviewed and comments returned on January 14, 2026. A meeting to review the comments with the developer occurred on February 11, 2026. (No Change)
- D. Ravenna 4-Lots near Ravenna Tank – The first set of plans have been reviewed and comments returned in June, 2024. (No Change)
- E. Pomeroy – Received District formation approval from Douglas County for infrastructure. Pending developer lawsuit for immediate possession to move forward. (No Change)
- F. Roxborough State Park – The third drawing submittal was received on March 5th, 2026 and is under review.
- G. Chatfield Commercial Center – Review of response for eReferral for rezoning of lot to Light Industrial. (No Change)
- H. Comcast – Review agreement with Highlands Ranch for additional EQRs to accommodate Comcast.



II. LIFT STATION AND WTP GENERATOR NATURAL GAS CONVERSION

The lift station gas meter is complete and the conversion is ready for startup in progress at the Lift Station, pending Xcel.

The Xcel gas line has been upsized, and the gas service line installed to the Generator at the WTP. Pending startup on Xcel installing new meter.

III. MASTER PLAN UPDATE

Master Plan EQR historical evaluation of water use, and sewer flow evaluations are completed and planning numbers has been prepared. The water model update is in progress. The Master Plan outline and content are in progress.

IV. 2027 ROXBOROUGH VILLAGE WATERLINE REPLACEMENT

Survey for site is in progress. The Geotechnical and Cathodic investigation is being scheduled and estimated to occur in April or May.

V. WTP DIESEL STORAGE AND BACKUP POWER SUPPLY/BATTERY BANK EVALUATION

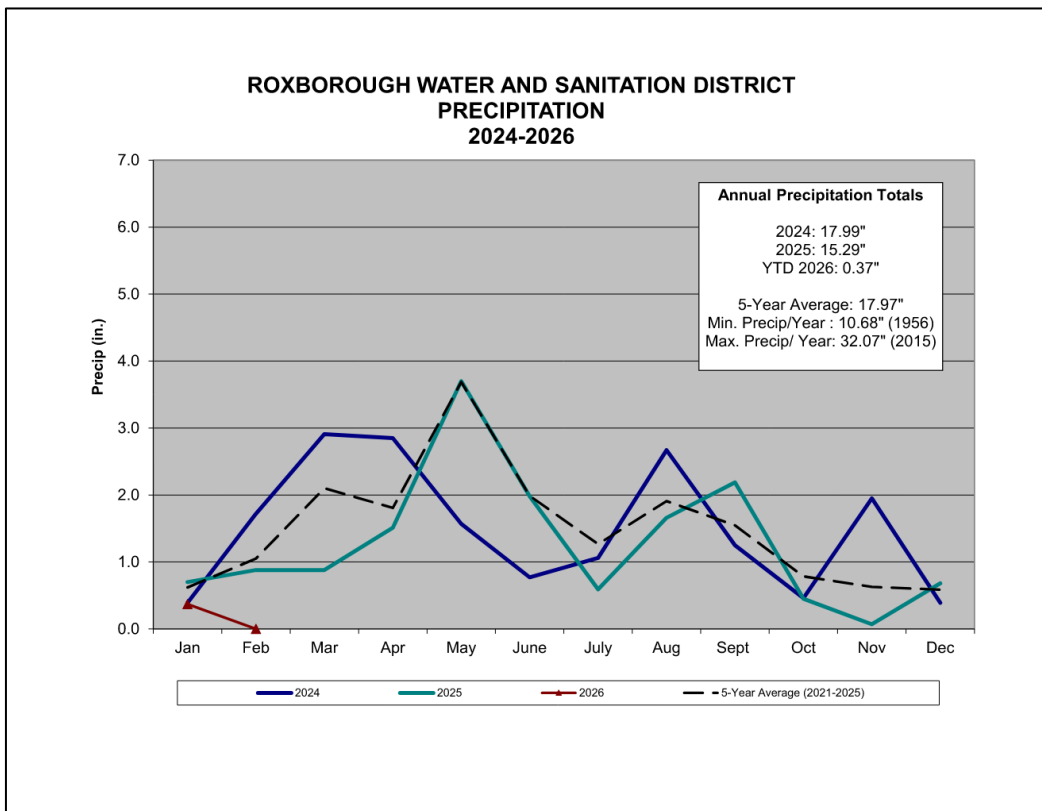
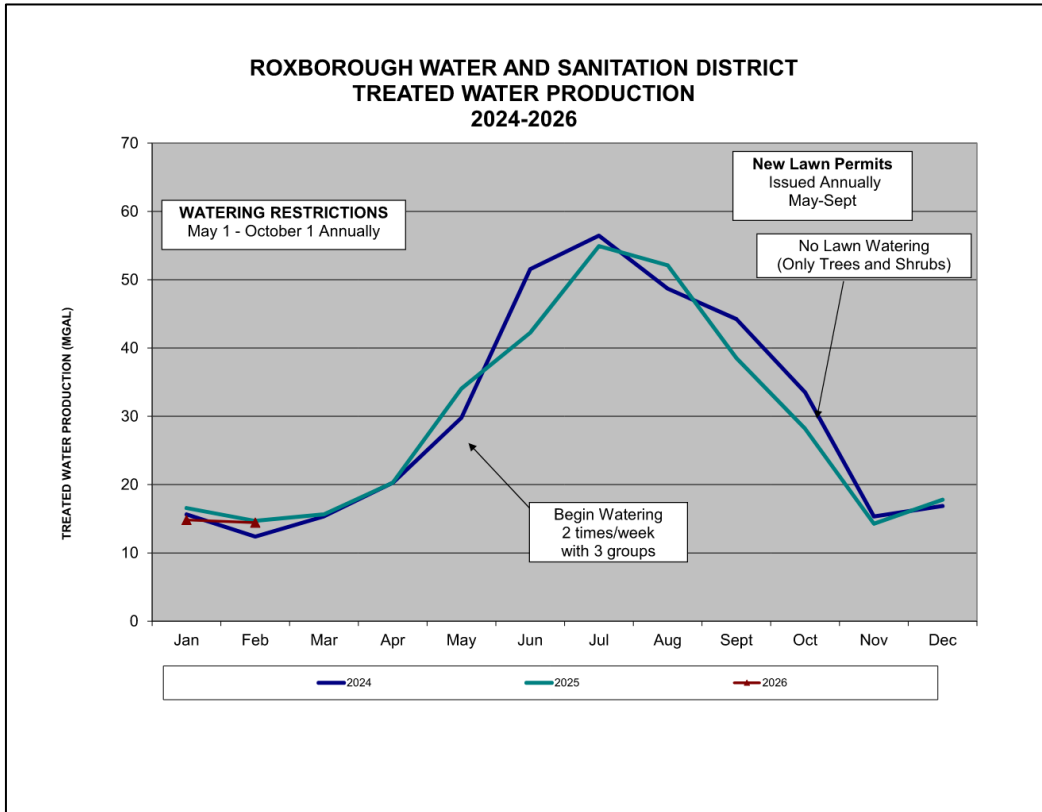
The regulatory and approval requirements for diesel storage were developed. It was determined the Location and Extent is not required from Douglas County and South Metro Fire require drawing submittal and a permit.

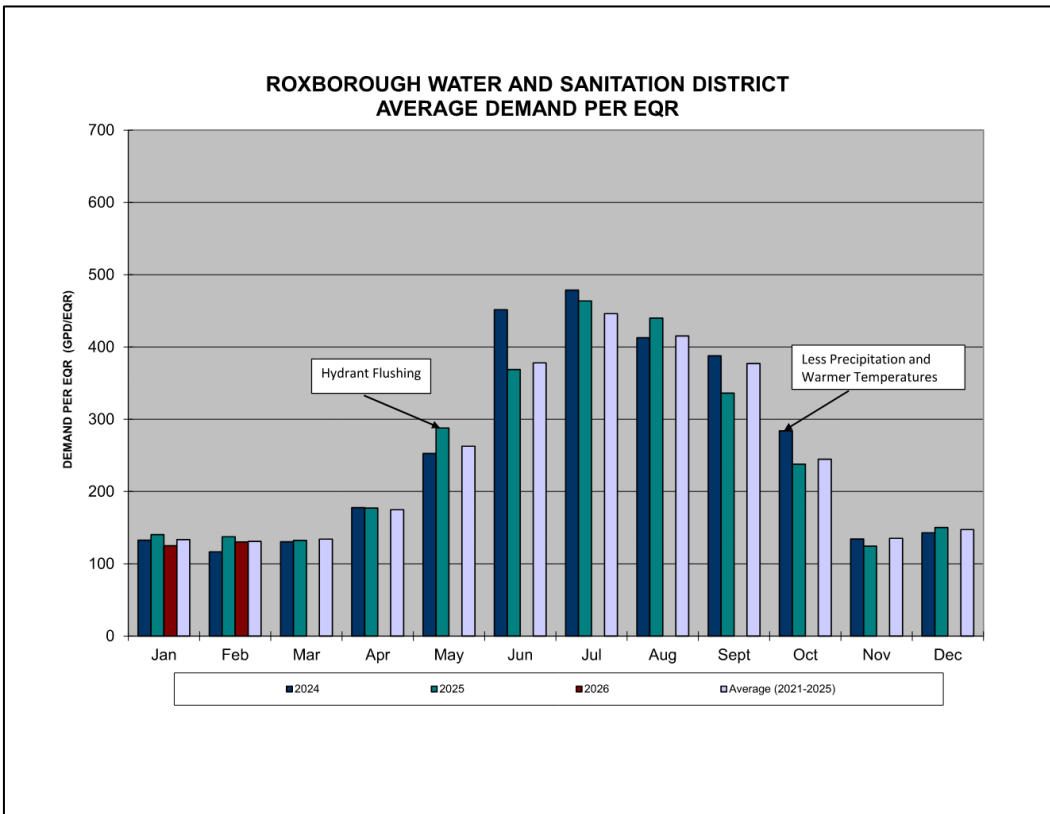
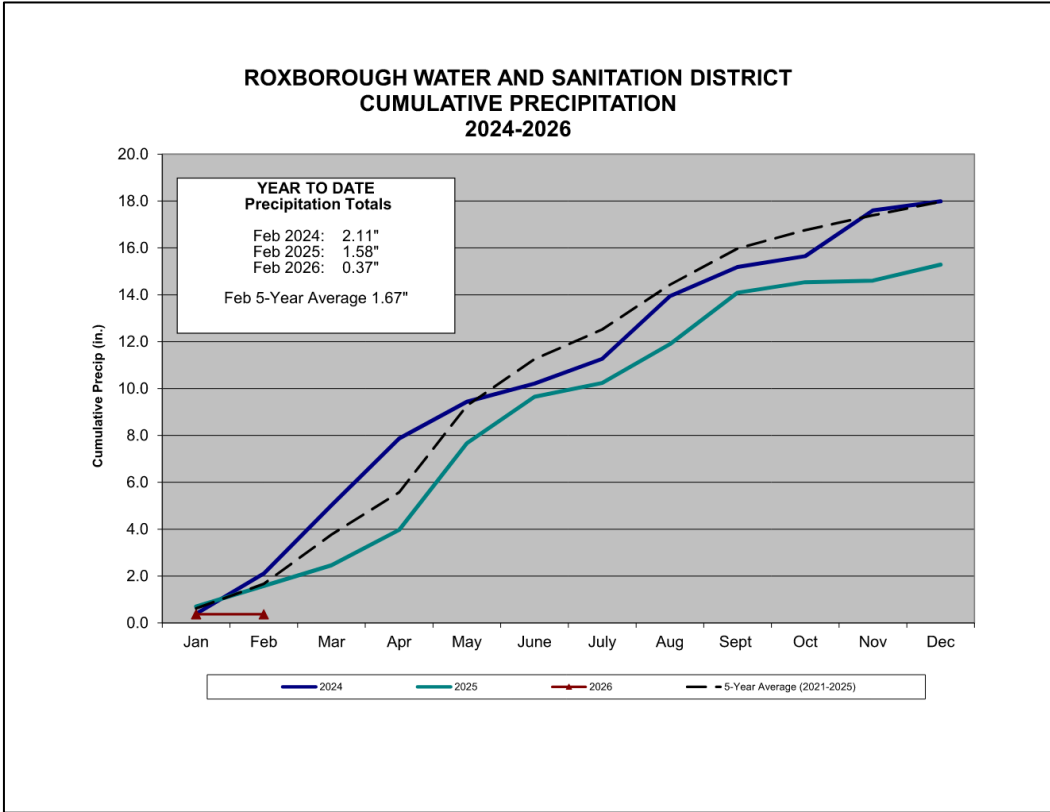
A site walk was conducted to evaluate necessary equipment to power during a power outage. A powering schedule has been prepared and a power study is being coordinated.

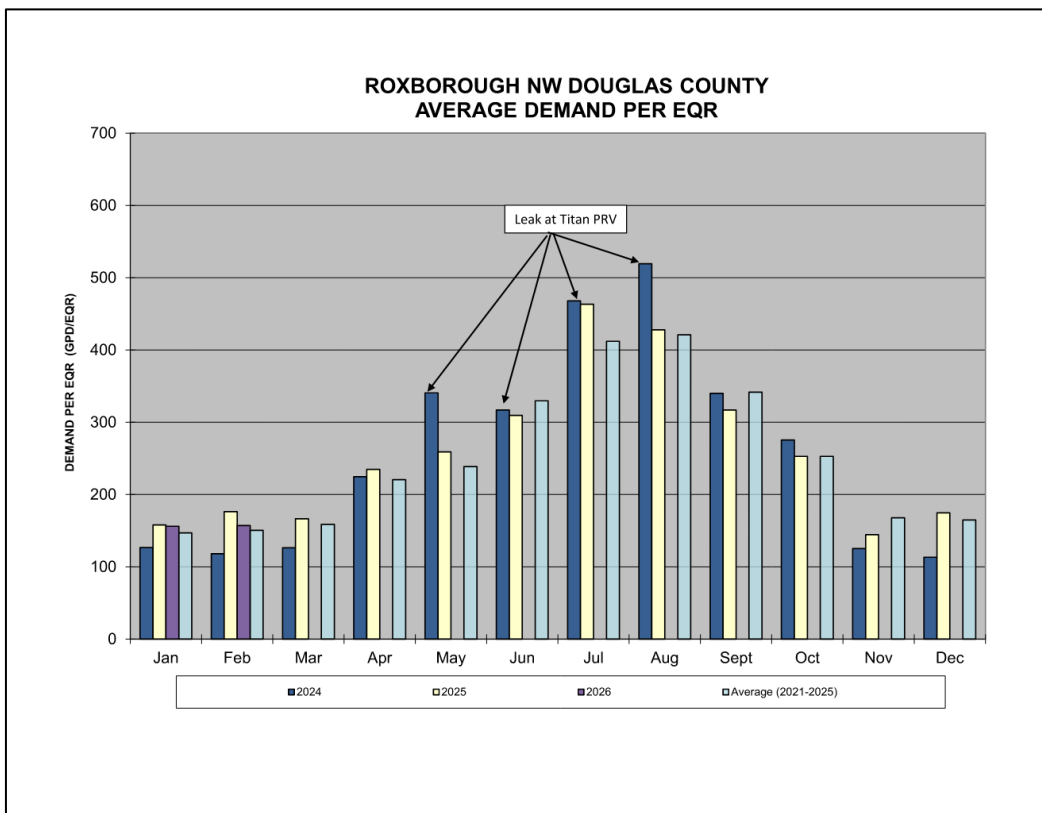
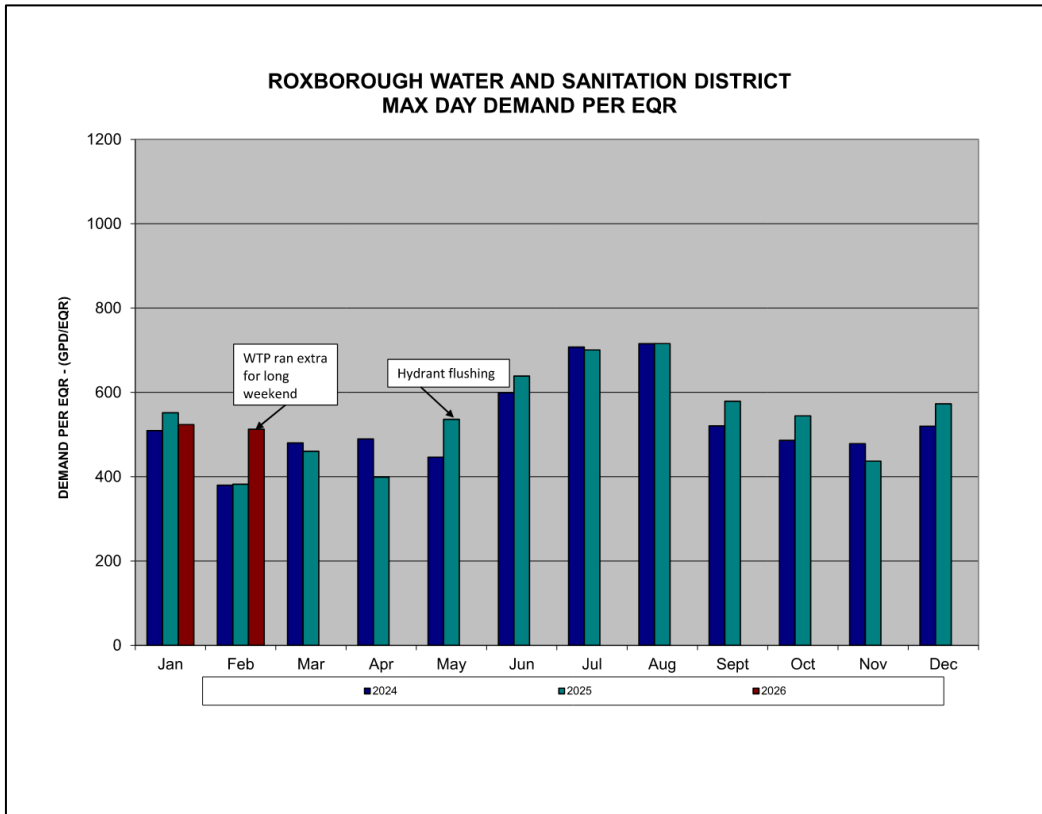
VI. FORCEMAIN CLEANING

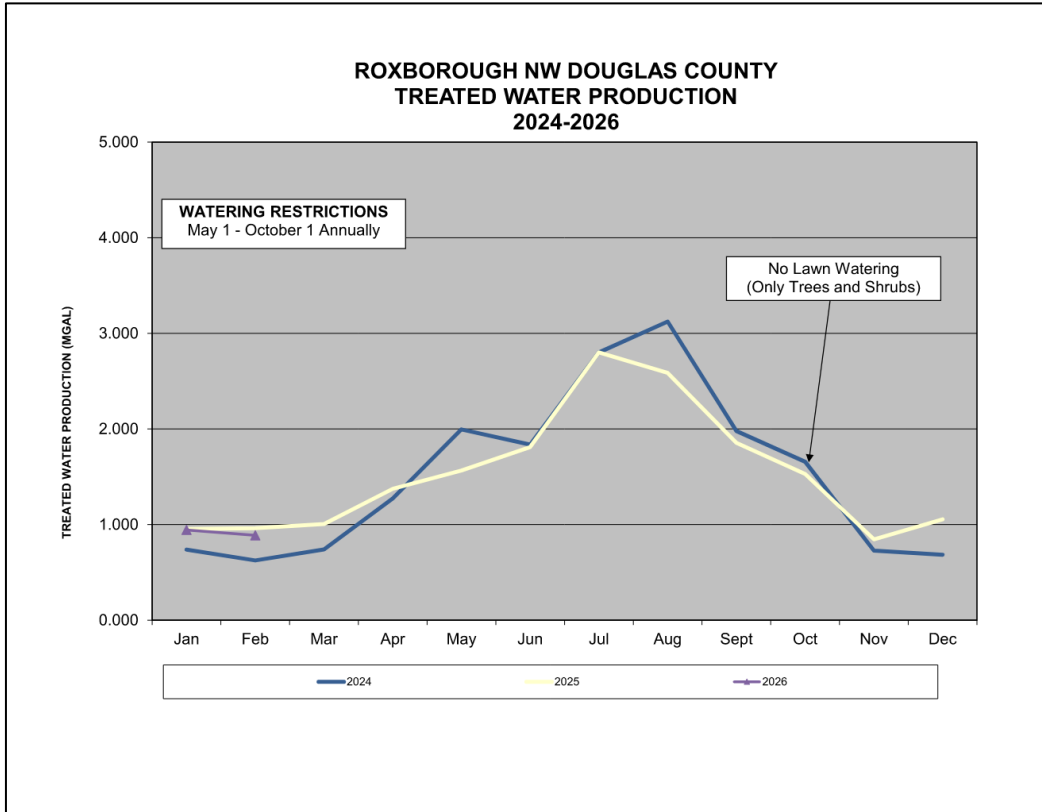
Quotes for cleaning the sewer forcemain were obtained and checking references for the low quote are in progress.

VII. WATER GRAPHS









**Roxborough Water and Sanitation
Financial Recap
January 31, 2026**

General Fund

1. Property taxes collected for the month total \$ 0
2. Specific ownership taxes collected for the month total \$ 10,533
3. Repairs Expense includes \$ 11,425 to Browns Hill,

Debt Service Fund

1. Property taxes collected for the month total \$ 0
2. Specific ownership taxes collected for the month total \$ 3,393
3. Transfers in for Debt Surcharge in the amount \$ 94,248

Water Fund Treatment

1. Service charges billed for the month were \$ 269,685
2. Dominion WTP Operations income of \$ 66,026 for the month.
3. Collected \$ 94,248 in capital surcharges for the WTP
4. Ravenna monthly SDC totaled \$ 27,906
5. Repairs expense includes \$ 22,500 to Clear Corp and \$ 23,250 to Browns Hill

Water Fund -Distribution

1. Water Costs for the month \$ 72,080
2. Paid \$16,666 to South Metro Water

Sewer Fund

1. Service charges for the month totaled \$ 179,653
2. Lockheed Martin service charges totaled \$ 37,029 for the month.
3. Dominion Sewer Conveyance income of \$ 63,660
4. Paid \$ 10,790 to Univar USA for Operating Supplies

Capital Fund

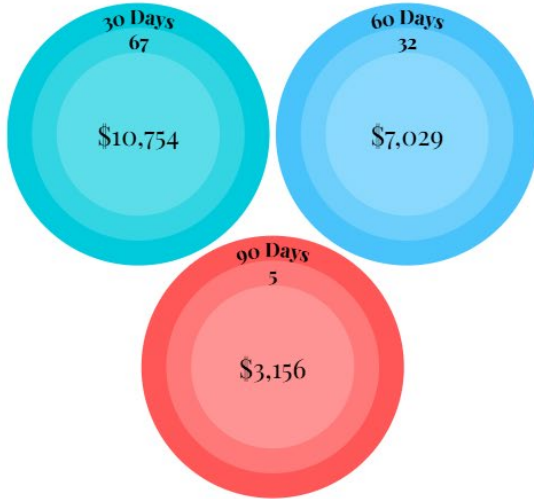
1. Paid \$ 1560 for Dominion System Improvements
2. Paid \$ 97,116 for Flow Equalization Basin

Interest Income Recap

1. Interest Income for the month - \$ 108,984
2. Wells Fargo rate 01/31/2026- 3.56685
3. Colotrust rate 01/31/2026 - 3.8318

Administrative Updates

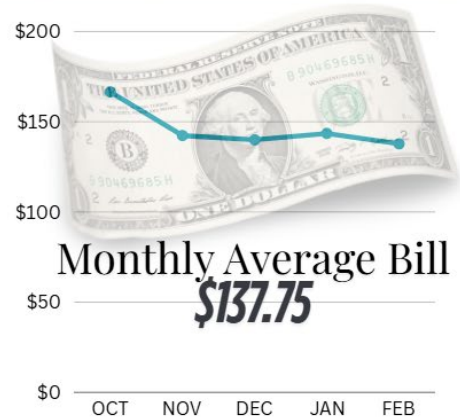
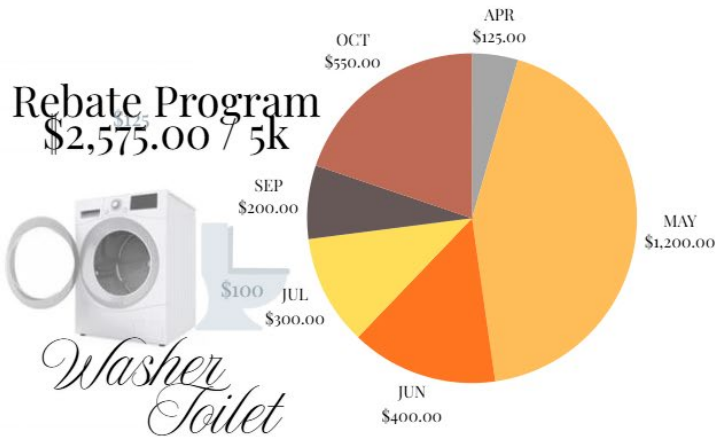
March 18th, 2026



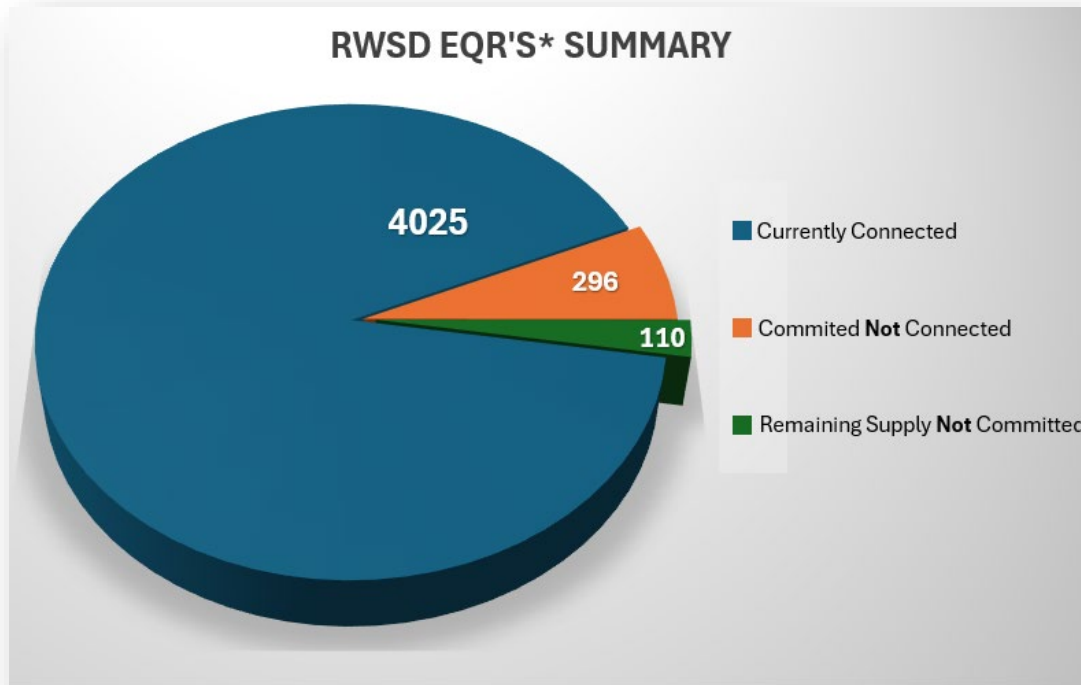
February 2026 Delinquent Accounts

11 Customers Posted
for Non-Payment

- 1 SHUT OFF
- PAID / TURNED BACK ON



Administrative Updates



This Chart shows how many water service connections we have connected to our water service....

***EQR (Equivalent Residential Unit) Conversion Chart**

Water Tap Size	Multiplier (EQR)
¾"	1
1"	2
1 ½"	4
2"	8
3"	18

Spreadsheet

*EQR stands for **Equivalent Residential Unit**. a standardized unit of measurement the district uses to fairly allocate costs based on the equivalent water consumption of a residential/commercial unit.*

Administrative Updates

Dominion

Sterling Ranch

There were an additional **6** Certificates of Occupancy (CO) issued in Sterling Ranch in **February** bringing the total number of CO's that have been issued in Sterling Ranch to **3,207**. The monthly Wastewater Conveyance Charge for **February** was **\$64,140**

(\$20/EQR)



In **February**, Sterling Ranch had **16** new Building Permits.

Running Total of **3,275** building permits issued.
(\$300/EQR)