

**RECORD OF PROCEEDINGS**  
**MINUTES OF A SPECIAL MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**BANCROFT-CLOVER WATER AND SANITATION DISTRICT**

**HELD:** Monday, May 12, 2025, at 5:00 p.m.  
Headquarters Office Building, Board Room  
900 South Wadsworth Blvd.  
Lakewood, Colorado 80226

**ATTENDANCE:**

A special meeting of the Board of Directors of Bancroft-Clover Water and Sanitation District, Jefferson County, Colorado was called and held in person and by teleconference and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

The following directors were present:

Sean Wells – President (via teleconference)  
Julie Jakicic – Secretary (via teleconference)  
Del Smith - Assistant Secretary

Treasurer Jim Ris and Assistant Secretary Sophia Ernest were absent.

Also present: Tim Lowe, General Manager, Gilberto Najera, Field Operations Manager, Michelle Norris, District Resident, Nicole Peykov, District Counsel, Wade Wheatlake, District Engineer.

**CALL TO ORDER:**

Assistant Secretary Smith noted that a quorum was present for the purpose of conducting a meeting of the Board of Directors of the Bancroft-Clover Water and Sanitation District and called the meeting to order at 6:00 p.m.

**APPROVAL OF AGENDA:**

Following discussion, and upon motion duly made, seconded, and unanimously approved, the Board approved the agenda as presented.

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### **DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:**

It was noted that general disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State at least 72 hours in advance of the meeting in accordance with statute. Ms. Peykov noted that there were no new verbal disclosures of conflict of interest made by the Directors present at the meeting prior to action being taken.

### **COMMENTS FROM CUSTOMERS, CONSULTANTS, MANAGERS & BOARD MEMBERS:**

Assistant Secretary Smith issued an invitation for comments from customers, consultants, managers. There was no response.

### **EXECUTIVE SESSION:**

There being no items requiring legal advice, the executive session was cancelled.

### **ACTION ITEMS:**

Consider approval of Resolution of Necessity regarding exercise of eminent domain proceedings for easements located at 2099 S. Oak Ave.

Ms. Peykov presented the Resolution of Necessity regarding the exercise of eminent domain for easements located at 2099 S. Oak Ave. Discussion followed, and the board expressed its support of the resolution citing the critical condition of the sewer line, the impact of the line's failure and the length of negotiations to date. After discussion and motion duly made, and seconded, the Board unanimously approved the Resolution of Necessity as presented. The motion also directed the District Engineer to solicit bids for the construction of the sewer line.

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**ADJOURNMENT:**

On motion duly made, seconded, and unanimously carried, at 5:13 p.m. Assistant Secretary Smith adjourned the meeting.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and were approved by the Board of Directors of the Bancroft-Clover Water and Sanitation District.

*/S/ Julie Jakicic*

Secretary of the District