RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
BANCROFT-CLOVER WATER AND SANITATION DISTRICT

HELD: Monday, October 19, 2026, at 6:00 p.m.
Headquarters Office Building, Board Room
900 South Wadsworth Blvd.
Lakewood, Colorado 80226

ATTENDANCE:

A regular 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)
Jim Ris – Treasurer (via teleconference)
Julie Jakicic – Assistant Secretary
Delbert Smith – Assistant Secretary
Michelle Norris - Assistant Secretary

Also present: Tracy Gilchrist, District resident; Tim Lowe, General Manager; Gilberto Najera, Field Manager; Bethany Pas-Flythe, District Accountant, Nicole Peykov, District Counsel, Wade Wheatlake, District Engineer

CALL TO ORDER:

Secretary Norris 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.

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:

Secretary Norris issued an invitation for comments from customers, consultants, managers. Mr. Lowe introduced District resident, Tracy Gilchrist. Mr. Gilchrist stated that he was attending to observe the meeting.

APPROVAL OF PREVIOUS MINUTES:

Mr. Lowe presented the minutes of September 21, 2026, a regular board meeting. Upon motion duly made, seconded, and unanimously approved, the Board approved the minutes as presented.

FINANCIAL STATEMENTS:

Ms. Pas-Flythe presented to the Board the financial statements for the period ending September 30, 2026. After discussion, the Board accepted the financial statements as presented.

FINANCIAL CASH FLOW SUMMARY:

Ms. Vigil presented the monthly cash flow summary and payables through September 2026. Upon motion duly made and seconded, the Board accepted the cash flow summary and payables as presented.

FIELD MANAGER REPORT:

Mr. Najera presented the monthly report on field activities for September and October 2026. Mr. Najera reported that: Miller Pipeline has replaced 18 lead service lines so far this month; the 2026 sewer cleaning program is complete for 2026, and that an additional 75 water meters were replaced for a year-to-date total of 1,588.

GENERAL MANAGER'S REPORT:

Mr. Lowe presented the general manager's report for September 2026. He reported that the scope of work for the owner's representative agreement was being finalized for the administration building renovation. Once finalized, the agreement will be presented to the Board for approval.

The administration building fence project was progressing with the property lines being surveyed and the fence permit application is being reviewed by the City of Lakewood.

Resource Central's Garden in a Box program concluded for 2026. District customers purchased all 50 sponsored gardens and 32 additional grant funded gardens among 74 unique participants.

Mr. Lowe discussed the recent rise in US Treasury Note yields. The spread between short term Treasury Bills (90 days and less) and 3–5-year Treasury notes are becoming increasingly attractive. Mr. Lowe recommended moving a portion of the District's reserves from the liquid asset account to the longer-term reserve account to continue building out the reserve ladder and taking advantage of the higher yields. The Board agreed and requested that the ladder positions maintain a quarterly maturity schedule.

Mr. Lowe also discussed Denver Water's intention to pass a normal annual rate increase and two different drought rates. The drought rates could then be implemented if drought conditions continue or worsen. The District may also need to consider additional rate increases in response to Denver Water's action.

ENGINEERING REPORT:

Mr. Wheatlake presented the monthly engineering report. The masterplan pipe assessment report is complete and will be distributed at the November meeting.

Mocon is approximately 52% complete with the 2026 CIPP project. They are currently coordinating with Lakewood to complete line segments in W. Jewell Ave. between S. Carr St. and S. Allison St.

LEGAL REPORT:

Ms. Peykov presented her monthly legal report for the month of September.

METRO WATER RECOVERY REPORT:

Mr. Smith reported that there were no items of Metro business.

ACTION ITEMS:

None

NEW BUSINESS

The Budget work session on Monday, November 2 will begin at 5:00 p.m.

OLD BUSINESS

None

ADJOURNMENT:

On motion duly made, seconded, and unanimously carried, at 7:10 p.m. Secretary Norris continued the meeting until 5:00 p.m. on November 2, 2026, at the District office for the sole purpose of a work session to review the draft 2027 Budget.

CONTINUED MEETING – November 2, 2026

The Board re-convened the meeting at 5:00 p.m. The Board discussed and reviewed the draft budget for 2027 in work session. Upon completion, the meeting was adjourned at 6:45 p.m. with no other topics addressed and no action taken.

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