RECORD OF PROCEEDINGS

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

HELD: Monday, August 17, 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
Jim Ris - Treasurer
Julie Jakicic – Assistant Secretary
Delbert Smith – Assistant Secretary
Michelle Norris - Assistant Secretary

Also present: Tim Lowe, General Manager; Bethany Pas-Flythe, District Accountant, Gilberto Najera, Field Manager, Nicole Peykov, District Counsel, Sylvia Vigil , Office Manager

CALL TO ORDER:

President Wells 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:

President Wells issued an invitation for comments from customers, consultants, managers. Director Norris noted that a backflow turn off notice had been posted at her HOA. The notice was for a turn off the following day and a number of residents requested a longer lead time for posted notices.

APPROVAL OF PREVIOUS MINUTES:

Mr. Lowe presented the minutes of July 20, 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 July 31, 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 July 31, 2026. Following discussion, and upon motion duly made and seconded, the Board accepted the cash flow summary and payables as amended.

FIELD MANAGER REPORT:

Mr. Najera presented his monthly report on field activities for July and August 2026. Mr. Najera reported that an additional 277 water meters were replaced, bringing the total to 1,177for the year.

GENERAL MANAGER'S REPORT:

Mr. Lowe presented the general manager's report for June 2026. Three vendors returned bids for ornamental metal fencing at the administration building with different products quoted. Comparable bids for the higher-grade fence will be presented at the next meeting.

Mr. Lowe recapped the most recent Distributor Forum meeting. At that meeting Denver Water discussed their upcoming 2027 rate proposal which was expected to be 10.5% for Master Meter customers. In addition, Denver Water plans to present drought rates in anticipation of the drought continuing into 2027.

Mr. Lowe met with Denver Water's Emergency Manager and a representative from West Metro Fire to discuss emergency event coordination. All parties shared capabilities and contact information. Additional meetings will be scheduled in the future as the Denver Water team gathers additional distributor needs.

ENGINEERING REPORT:

Mr. Lowe presented the monthly engineering report. The District's contractor Mocon started the 2026 CIPP rehabilitation project with 1,000 feet complete as of the meeting date. The draft pipe assessment report was also distributed to the Board prior to the meeting. The report is awaiting break data graphics and additional input from the Board.

LEGAL REPORT:

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

METRO WATER RECOVERY REPORT:

Mr. Smith gave his report of Metro Water Recovery business. Mr. Smith also note that he had been elected Vice Chair of the Metro Board.

ACTION ITEMS:

Chase Bank Easement – Mr. Lowe presented an easement for the Chase Bank project at 1978 S. Wadsworth Blvd.

After discussion and upon motion duly made, seconded, and unanimously approved, the Board approved the easement.

NEW BUSINESS

Mr. Lowe reported that he was gathering additional information regarding one of the bidders for the owner's representative and would present bids at the next meeting.

OLD BUSINESS

None

ADJOURNMENT:

On motion duly made, seconded, and unanimously carried, at 7:17 p.m. President Wells 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