

PURGATORY METROPOLITAN DISTRICT MINUTES OF
BOARD OF DIRECTORS MEETING

A joint regular meeting of the Purgatory Metropolitan District and the Purgatory Metropolitan La Plata-San Juan Sub-District was held Wednesday, April 15, 2026, at the Purgatory Metropolitan District Community Center. Board members in attendance were John Ogier, Sharon Henschen, and Susan Voorhees. Eric Hassel, David Smith, Amy Ward, and Victoria Lopez were also in attendance.

Susan made a motion to excuse Mark and DeeDee's absence. Sharon seconded the motion. All were in favor, and the motion passed.

Minutes

Susan made a motion to approve the minutes from the March 11, 2026, meeting with minor edits. Sharon seconded. All were in favor, and the motion passed.

Waste Water Treatment Plant Update

Eric provided an update on the Waste Water Treatment Plant, noting construction is significantly ahead of schedule, with major structural elements and piping already in place far earlier than a typical seasonal timeline. While upcoming milestones include pouring slabs and basin walls alongside framing and headworks construction, the project's rapid momentum allows for equipment installation and roofing to occur well in advance of expectations. However, Eric identified regional labor shortages as the primary constraint on even faster progress, noting that recruitment difficulties and unreliable crews have prevented the parallel execution of framing tasks. To maximize efficiency despite these workforce challenges, the team is prioritizing a strategic equipment installation plan that involves using cranes to place heavy blowers and electrical control panels before the roof is completed, thereby avoiding the logistical risks of maneuvering permanent machinery through interior hallways later.

Pay App #22

Eric presented Pay Application #22, providing a comprehensive breakdown of the \$350,204.26 total, detailing expenses ranging from contract administration and utilities to site services and rock excavation. He explained the costs associated with critical structural components, including outfall sewer piping, large concrete elements like grade beams and chemical containment structures, and materials such as insulation and American Iron and Steel-compliant rebar. Susan made a motion to approve Pay App #22. Sharon seconded the motion. All were in favor, and the motion passed.

SRF Reimbursement Request

Eric presented SRF reimbursement requisition #19 in the amount of \$350,204.26. John made a motion to approve requisition #19; Susan seconded. All were in favor, and John Ogier signed SRF reimbursement request #19.

San Juan Engineering

Eric presented the San Juan Engineering invoice in the amount of \$6,940, highlighting essential services such as inspections and pipe gallery redesigns alongside a major cost-saving achievement: modifying the roof truss design to eliminate the need for a dry fire sprinkler system, which saved approximately \$50,000 in installation and maintenance costs. Regarding the HVAC systems, Eric explained a necessary tradeoff where the team had to accept mass airflow units with higher-than-desired airflow capacities because the supplier could not meet specific energy-saving targets within

warranty constraints; however, he noted that future zoning and balancing adjustments would help mitigate the resulting increase in energy expenses. Finally, Eric discussed the transition to manufacturer-specific exterior materials and colors, expressing confidence that the design review board will approve these selections to ensure the facility's appearance is high-quality and consistent with the surrounding community's aesthetic. Sharon made a motion to approve the San Juan Engineering invoice. Susan seconded the motion. All were in favor, and the motion passed.

Financial

Eric reviewed miscellaneous disbursements, addressing delayed invoices resulting from outdated contact information and detailing costs for security monitoring and lab services. He specifically noted that PFAS testing has proven much more affordable than anticipated at \$450 per round, with initial costs covered by grants, while also explaining the transition of laboratory services following regional organizational changes. Regarding the utility's financial health, Eric reported strong accounts receivable performance with no delinquencies over 60 days, and he confirmed that a scheduled 4% rate increase will take effect on May 1st, noting that affected parties have been notified without complications. Susan made a motion to approve the disbursements. Sharon seconded the motion. All were in favor, and the motion passed.

Managers Report

Eric detailed upcoming maintenance activities, including road sweeping, asphalt inspections, and drainage ditch repairs, while noting that recent milder winters have influenced current pavement conditions. He also briefed the board on significant external developments, such as regional logging, lift installations, and a multi-million dollar plumbing rehabilitation project at Village Center and Eolus, all of which may impact district operations and seasonal traffic. Finally, Eric addressed persistent issues regarding unsecured trash corrals and unauthorized dumping, asserting that enforcement measures are being coordinated and clarifying that district staff will not be responsible for maintaining these private disposal areas.

Next Meeting: M a y 2 0 , 2 0 2 6 , at 9:00 a.m. in the Purgatory Metropolitan District Community Center.