

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, July 15, 2026, at the Purgatory Metropolitan District Community Center. Board members in attendance were John Ogier, Mark Gebhardt, Sharon Henschen, and Susan Voorhees. Eric Hassel, David Smith, Amy Ward, and Victoria Lopez were also in attendance.

Mark made a motion to excuse DeeDee. Sharon seconded the motion. All were in favor.

Minutes

Sharon made a motion to approve the minutes from the June 10, 2026, meeting with minor edits. Susan seconded. All were in favor, and the motion passed.

Public Input

The stop sign located at Double Diamond is currently missing and appears to have been gone for approximately two weeks. Following work on the culvert, the sign had been temporarily replaced with a smaller one, but that has now disappeared as well. Eric advised that he will reach out to Chris while he is out in the field to check on its status and discuss getting a proper replacement installed.

Waste Water Treatment Plant Update

Eric provided an update on recent progress at the wastewater treatment plant highlighting major structural milestones such as completed upper basin walls, ongoing backfilling, remaining concrete pours, and progress on electrical, fire suppression, and panel installations.

Pay App #25

Eric presented Pay Application #25, for \$732,691.86, noting the 52% completion milestone. Susan made a motion to approve pay app #25. Mark seconded the motion. All were in favor and the motion passed.

SRF Reimbursement Request

Eric presented SRF reimbursement requisition #22 in the amount of \$732,691.86. Mark made a motion to approve requisition #22; Sharon seconded. All were in favor, and John Ogier signed SRF reimbursement request #22.

San Juan Engineering

Eric presented two invoices from San Juan Engineering detailing ongoing construction oversight, rebar inspections, and coordination with the county building department. He highlighted technical challenges with finalizing the mass airflow units (MAU) and integrating the HVAC and odor control systems, noting this as the project's most complex phase. Mark made a motion to approve invoice 4094 for the amount of \$4,470. Sharon seconded. All were in favor, and the motion passed. John made a motion to approve invoice 4099 for the amount of \$6,000. Mark seconded. All were in favor, and the motion passed.

Financial

Victoria and Eric presented the monthly disbursements, noting specific items such as hazard tree cleanup

expenses. Susan made a motion to approve the disbursements. Sharon seconded the motion. All were in favor and the motion passed.

Victoria provided a budget comparison and audit update. Sharon made a motion to accept the audit as drafted. Mark seconded the motion. All were in favor and the motion passed.

Victoria and Eric presented a draft engagement letter to formalize Victoria's bookkeeping services. Eric requested that David and Susan review the agreement—specifically focusing on the indemnification clauses—and provide feedback so the final version can be brought for board approval at the next meeting.

Managers Report

Eric updated the board on developments regarding the proposed Cascade Meadows Metro District, detailing outreach from the Cascade Homeowners Association, developer Charles McAlpine, and law firm Spencer Fane, while noting a prior lack of engagement with the existing metro district. Eric reported on his attendance at the San Juan County Commissioners meeting, where the district's service plan was approved with modifications restricting the purchase of Grizzly Peak Utility without further county and PUC authorization. Eric advocated to county officials and homeowners for long-term regional wastewater consolidation to achieve economies of scale and environmental benefits. With Cascade homeowners actively opposing the developer's plans, the county continues to monitor the situation, and the board agreed to maintain open communication with all stakeholders.

Next Meeting: August 19, 2026, at 9:00 a.m. in the Purgatory Metropolitan District Community Center.