**June 6, 2022**

711 Meadows Cir

Ridgway, CO 81432

**Attendees**

Tom Bennett, Martin Bouliane, Brenda Ratcliff, Kevin Wilson, Henry Hooper, Marvin Lummis, Josh Freed, Christine Rocchia-Freed, Erik Fallenius

**Call to Order** - 6:20 pm

Tom Bennett welcomed everyone and thanked them for coming.

**Lot 21 settlement disbursement**

Tom explained that the WPDC had received approximately $71K in settlement funds from the final judgment on Lot 21 last year. The lawyer had advised keeping the funds in our account for a year before releasing any monies. The year is now up. The plan is to return all assessed funds to the lot owners involved in the disputes, even those no longer living in the neighborhood and no longer members of the ditch company. Checks will be issued in the next few weeks.

Tom then explained the history of the issues with Garth and Lot 21 as a majority of the attendees were not lot owners at the time. The assessments were made to cover legal fees and assessment amounts were based on the number of water shares per lot.

Brenda Ratcliff stated that she had verified current addresses for Larivee and Wimer, and is waiting for a response from Richey and Daniels. She asked Josh if he could find an address for Richey. Kevin said he was getting the Parkinson’s new address.

Much discussion ensued about what maintenance projects / improvements could be made to the ditch system with the balance left after the disbursements, approximately $65K. Piping all or portions of the ditch was proposed. Liners were also discussed. Maintenance at the main head gate was also brought up. Henry Hooper shared that there are Federal grants for ditch improvements. He believes Vince Snowbarger may have info on these. He also said that WPDC had a system assessment several years ago that should be reviewed. A suggestion was made for the Board to investigate the options and propose actions.

During system flow efficiency discussions, Marvin Lummis brought up concerns about water flow to his Lot 7. Henry clarified the boundaries of the ditch system, explaining that WPDC was only responsible for the main (west, diagonal, south) distribution ditches and owners were responsible for the ditches that feed their properties.

Henry then brought up the fact that annual dues were doubled from $20 to $40 per share when Garth had Lot 21 and was not paying his share. He suggested that the dues be returned to the original amount since Martin Bouliane now owns the lot and is paying his dues, The Board will review this suggestion.

**WPDC Stock Certificates**

Martin shared that WPDC has created physical certificates representing shares of stock for each member lot as called for by Article V of the WPDC Bylaws. The certificates are signed in the name of the Corporation by the President and Treasurer, and embossed with the seal of the Corporation. The shares of stock represented by the certificate are assigned to a specific lot number - not by owner name. Shares are subject to the lien rights of the Corporation and cannot be transferred except to a subsequent owner. Martin distributed certificates to the owners of Lot 2, 3, 4, 6 and 12 at the meeting. The rest of the certificates will be distributed ASAP.

**Election of the Board**

Kevin Wilson, Martin Bouliane and Brenda Ratcliff agreed to continue on the Board. Tom Bennett decided to step down. Marvin Lummis stepped up to take Tom’s place. Officers of the Board will be determined by the Board.

**Meeting Adjourned** - 7:10 pm

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