



**Red Rocks Valley
Board Special Meeting
February 5, 2025
3:30 p.m. Grand Cache Ct.
Minutes**

Call to order: Jennifer Rhamy called at the meeting to order at 3:34 p.m.
Board Members present: Jennifer Rhamy, President, Brenda Furnace, Secretary, Phil Onofrio, Treasurer, Ken Dorman, Vice President, Darren Caldwell, Member-at-Large

Discussion of Revised Reserve Study:

Once present, all Directors discussed operations, lots and many factors pertaining to the RRV Subdivision and what was revealed in the Reserve Study. Darren presented information to consider for the Ute water discussion at 4:00 p.m. Discussion paused to take call from Ute Water.

Ute Water Phone Discussion: Andrea Lopez, Ute Water Representative: Introductions of RRV Board Members then Introductions of Ute Water persons on phone call. Andrea, John Iceland and Tim Moore, Distribution Superintendent.

John headed discussion with description of proposed pump house. The discussion originated from homeowners across from RRV HOA regarding low water pressure complaints. A study was performed and it was confirmed that the operating pressures were pretty low for what is considered standard. This is something they expected would eventually happen with the subdivisions and buildings. These findings prompted a search for a new location for a pump station to accommodate the demand/need for water pressure improvements for customers. John stated that they are at the preliminary stages in the process and they are looking into a couple of different locations. One parcel they are looking at is off of South Camp by the fill station and the Ute water easement at the end of Boulder Road.

The proposal is to put in a pump station between 16 to 18 feet by 20 to 25 feet. It would be a decent building and not a tough shed type of structure to house initially 2 pumps with potential for a 3rd at 7 1/2 horsepower each. The pumps would be projected to produce minimal noise. The question was asked if the pumps are so small then why is such a large building needed. John explained that the pumps would need to be on skids and would need a minimal clearance then there would be pipes and electrical components. Second question made regarding power for the pumps. It was indicated that the transformer already there possibly could be tapped into or a smaller one installed.

It was reiterated that the projected site was an engineered drainage/water retention parcel that potentially has standing water and can at times have at times up to 10 to 12 feet of water. It was asked by the RRV Board, how does that work with their electrical system with all the contours of the land with the drainage stuff going on out there. John said they had looked and it appears the pond wouldn't hold water with any depth.

RRV Board pointed out the fact that the detention area is not finished and that it will also detain water for the next filing just southeast of there as Boulder Road and there is a sidewalk that is going to run parallel onto South Camp. The Board also asked why couldn't this pump station happen on the City's property just down South Camp. They answered that there are some stipulations that the lands were to only be used for conservation open space.

The utility easement is 30 foot wide and is the north property line which the sidewalk will be going through.

The RRV Board voiced that the low water pressure isn't our issue, not that we don't want to be good neighbors but we are struggling with why we are having to host this. We can't find anything on the map that shows this is a utility easement versus HOA land. Request was made for Ute to send us a map with the plot showing us where the utility easement is and where you feel your rights for utility construction would override our rights as an HOA and whether the building would even fit.

Ute offered to do a sight meeting to further explanation. It was also stated that the purpose of the call today was to engage if they need to look at some other alternatives. The RRV Board stated, It is fair to say that we would like to be your last choice. Phone meeting concluded. Subject to be updated as information is received.

Reserve Study conversation continued:

The Reserve is fully funded with a 30% cushion.

The Board was all in agreement regarding minimization of risk of special assessments and a dues change being a move in the direction of equality for all homeowners. The Board expressed a desire for homeowners to know, we heard you, we listened to you, we did what you asked us to do. We have the data to support what we were suggesting before.

Phil Onofrio made a motion to change all assessments to \$120.00 per quarter (\$480.00 annually) for all homeowners to cover other anticipated expense increase, like insurance. Motion seconded by Ken Dorman. All in favor, none opposed.

The Board's desire is to keep dues equal between all owners knowing we will look every year and make data driven decisions about dues. We will look at our spending and anticipated expenses for the next year and make a decision about dues so that we can implement any changes in the beginning of the next year annually.

If future increases are necessary we will be able to say, we looked at the numbers and this is what the numbers tell us. A letter will be sent to the owners announcing the changes. Jennifer will consult Mark about process and timing.

Frequency of future Reserve Studies discussed. Motion made by Jennifer Rhamy to change the frequency review of the study to every 10 years. Motion seconded by Ken Dorman all in favor, none opposed.

Meeting Adjourned: 4:01 p.m.

Q and A for the UTE Water Prior to phone meeting:

What area , that the HOA controls , are they looking at ?

The purpose of our project is to build a pump station to improve service to multiple neighborhoods in the Monument Valley area; including those on Buffalo Drive, Dakota Drive, and Rimrock Drive. Many of the design details are still preliminary at this point since we are investigating the location of the pump station. The parcel that initially caught our interest is the Drainage/Utility parcel that has a 30-foot easement, and the stormwater detention located at the south end of Boulder Road.

How much space do they need ?

The pump station will be housed in a permanent building. The building will house two pumps with space for a third if needed in the future. The exact size of the building and the surrounding access is not yet determined.

I'm assuming this is forever and they'll require easements around what they're wishing to do ?

If it is possible, we are interested in keeping any new infrastructure within the utility easement.

Is this a pumping station (water pressure) that will make some noise ? Other concerns ?

We don't believe the noise level would be impactful. The pumps will be smaller than the those used primarily in our pump station in the Ridges and it is difficult to hear those running from outside the building. We do not currently propose having a backup generator, which would be a noisier component.

Is there any compensation to the HOA for allowing them to use our space ? They just raised their Tap Fees for a SFR to \$8,500 per house !

If it is possible, we are interested in keeping any new infrastructure within the utility easement. If this were not possible, then we would be interested in discussing further options with the HOA. This location is physically in line with our utilities and would also have good access for maintenance, etc