

**ANNUAL MEETING OF THE BOARD OF MANAGERS
OF SPECIAL IMPROVEMENT DISTRICT #4
OF THE RIO GRANDE WATER CONSERVATION DISTRICT
December 2, 2025 at 9:00 a.m.
8805 Independence Way, Alamosa CO 81101
And by Zoom/Teleconference**

Present: David Frees, President; Pete Stagner, Vice-President/Secretary/Treasurer; Jan Waye, Manager; Jeff Regenold, Manager; and Jennifer Rodriguez, Manager.

Staff and Consultants: Pete Ampe, and Arthur Sayre, Hill and Robbins, P.C.; Chris Ivers, Program Manager; Rose Vanderpool, Program Assistant; Linda Ramirez, Program Assistant; Michael Carson, Database Administrator; Quinton Norris, Program Manager; Kylie Gregg, Office Manager; Clinton Phillips, Davis Engineering; and, April Mondragon, Administrative Assistant.

Guests: Jessica Valdez, John Mattingly, Dirk Rasmussen, David Hofmann.

Meeting Called to Order

President Frees called the meeting to order at 9:01 a.m. There was a quorum present for the meeting. The Pledge of Allegiance was recited.

Approval of the Agenda

President Frees asked for amendments or a motion to approve the agenda. The agenda was amended to add a discussion and potential action on the transfer of funds under New Business. A motion was made by Pete Stagner to approve the agenda as amended. The motion was seconded by Jeff Regenold and unanimously approved.

Approval of the Consent Agenda

President Frees asked for amendments or approval of the consent agenda items:

- September 2, 2025-Quarterly Meeting Minutes

A motion was made by Jan Waye to approve the consent agenda as presented. The motion was seconded by Pete Stagner and unanimously approved.

Election of Officers

President Frees asked for Election of Officers. Pete Ampe opened the floor for nominations for the position of President of Subdistrict No. 4 including self nominations. Jan Waye moved to renominate David Frees as President. There were no other nominations. Mr. Ampe called for a vote and all were in favor. Mr. Ampe asked for nominations for Vice President/Secretary/Treasurer. President Frees nominated Pete Stagner for Vice President/Secretary/Treasurer. There were no other nominations. Mr. Ampe called for a vote and all were in favor.

Public Comment

President Frees asked for public comment. John Mattingly questioned the negative amounts on the Profit and Loss by Class Statement. Kylie Gregg explained how revenue is recognized once per year and is booked at the end of each year. Chris Ivers reminded everyone how the Subdistrict is part of the District and is subject to certain financial standards and auditing.

Attorney's Report

President Frees asked for the Attorney's report. Pete Ampe updated the Board on Subdistrict No. 1 matters including the delayed trials. He also provided an update on the implementation of Phase 7 of the Model and the status of SWSP's.

District Engineer's Report-Clinton Phillips

President Frees asked for the District Engineer's report. Clinton Phillips presented the Subdistrict No. 4 San Luis Monitoring Wells Update. He presented a map of the locations of the wells being monitored and a chart comparing the October measurements from 2015-2024. Mr. Phillips went over the yearly decline

Program Manager's Report

President Frees asked for the Program Manager's report.

- Financial Report

Chris Ivers presented the financial report. He went over the costs and expenses for formation as well as the remaining balance due to the District. Mr. Ivers presented the Balance Sheet and the Profit and Loss Statement. He highlighted the checking account balance, assessments receivables, miscellaneous revenue, reimbursement revenue, significant costs, utilities/property management costs and total Well Injury Payment costs. Discussion was held on the outstanding invoices and how to handle the situation. Mr. Ivers was given direction to investigate the situation with the County. Discussion was held on the costs of irrigation and utilities on the revegetation properties.

A motion was made by Jeff Regenold to approve the financial report as presented. The motion was seconded by Pete Stagner and unanimously approved.

Chris Ivers updated the Board on the Airborne Electromagnetic (AEM) Study. He provided the dollar amount approved by the Board and a rough estimate on what would be covered. Discussion was held on the area to be studied and possibly increasing the investment amount.

A motion was made by Jeff Regenold to increase Subdistrict No. 4's contribution in the AEM Study to a total of \$10,000. The motion was seconded by Jennifer Rodriguez and unanimously approved.

Review and Consider Participation Contract

President Frees asked for review and consider Participation Contract. Chris Ivers presented a letter for a request for a Participation Contract from Renewable Water Resources (RWR). He provided the background information on the application and reminded the Board why the requests had been denied in the past. He also highlighted the terms under which the Board would reconsider the prior denial that was sent to RWR in explaining the prior denial. The Board asked if RWR had met any of those terms, and Chris Ivers informed the Board that RWR had not met those terms. Discussion was held on the Subdistricts efforts to maintain sustainability and reduce total pumping and the impacts on those efforts this participation contract would have. The Board discussed how nothing had changed since the previous denial and RWR had not provided any reason to reconsider the previous denial.

A motion was made by Jeff Regenold to deny the Participation Contract request from RWR. The motion was seconded by Pete Stagner and unanimously approved.

2026 Peachwood Operations Discussion and Planning

President Frees asked for 2026 Peachwood Operations discussion and planning. Dirk Rasmussen updated the Board on the Farm Committee meeting held to review the transitions process. He went over the needs identified at the meeting and potential funding sources. Discussion was held on soil testing and the data to be collected this winter. John Mattingly asked about an annual easement progress report. President Frees provided a recap on the revegetation practices thus far. Mr. Rasmussen reported on the processes followed by Colorado Open Lands as the easement holder. Jan Waye reported on the importance of soil testing. Discussion was held on the revegetation plans and the direction to take in the upcoming season.

New Business

President Frees asked for new business and a discussion on the transfer of funds to an interest bearing account. Kylie Gregg went over the available options and reported being in the process of developing an investment policy with the District. She provided the total dollar amount in the Subdistrict's account and the amount that could be transferred. Pete Ampe commented on the statutes, restrictions and rules in connection with how to handle public funds.

Next Meeting

The next quarterly meeting is scheduled for March 3, 2026 at 9:00 a.m.
A special meeting was scheduled for April 10, 2026 at 3:00 p.m.

Adjournment

A motion was made by Pete Stagner to adjourn the meeting. The motion was seconded by Jeff Regenold and unanimously approved.

The meeting was adjourned at 10:34 a.m.



President



Vice-President/Secretary/Treasurer