

**SPECIAL MEETING OF THE BOARD OF MANAGERS  
OF SPECIAL IMPROVEMENT DISTRICT #4  
OF THE RIO GRANDE WATER CONSERVATION DISTRICT  
April 12, 2023 at 11:00 a.m.  
RIO GRANDE WATER CONSERVATION DISTRICT CONFERENCE ROOM  
AND ZOOM/TELECONFERENCE**

**Present:** David Frees, President; Pete Stagner, Vice-President/Secretary/Treasurer; Jan Waye, Manager; Jeremy Uhlenbrock, Manager; Jeff Regenold, Manager; and Peggy Godfrey, Ex-Officio Member.

**Staff and Consultants:** Pete Ampe, Hill & Robbins P.C.; Chris Ivers, Program Manager; Rose Vanderpool, Program Assistant; Linda Ramirez, Program Assistant; April Mondragon, Administrative Assistant; Kylie Gregg, Office Manager; and Michael Carson, Database Administrator.

**Guests:** Michelle Lanzoni, Kyle Grote, David Hofmann.

**Meeting Called to Order**

President Frees called the meeting to order at 11:03 a.m. A quorum was present.

**Approval of the Agenda**

President Frees asked to amend the agenda to add Kyle Grote as a discussion item under New Business. He asked for any other amendments or a motion to approve the agenda as amended. A motion was made by Jan Waye to approve the agenda as amended. The motion was seconded by Jeff Regenold and unanimously approved.

**Public Comment**

President Frees asked for public comment. There was none.

**Review and Possible Approval of Lease Agreement**

President Frees asked for review and possible approval of lease agreement. Chris Ivers updated the Board on conversations held with Ron Bowman concerning his request to add a lease agreement. Mr. Ivers also provided an update on when the funds from CWCB should be available to the Subdistrict. Discussion was held on the possibility of a delay in the funding, the cost to the Subdistrict members, and possibly paying a per diem penalty payment per day until closing. Chris Ivers was directed to have a discussion with Mr. Bowman regarding the potential lease agreement and what the Board had suggested.

**New Business**

President Frees asked for new business. Kyle Grote provided the Board with a handout explaining his water rights and provided the history of his ranch. He described his hay operation and reported on the number of yak being raised. Mr. Grote described the hardships he has encountered and his struggle to pay the Subdistrict fees. He requested inclusion in the 2023 Annual Replacement Plan (ARP) with the agreement to keep his fees current. Mr. Ivers explained why Mr. Grote had been removed from the Annual Replacement Plan and presented the change to the response function when adding Mr. Grote's wells back in and that Mr. Grote had paid his back assessments. Pete Stagner reported not having an issue with adding Mr. Grote back into the ARP. Jeremy Uhlenbrock reported on ways Mr. Grote could control his Subdistrict costs through the management of his ranch. President Frees reported being in support of adding Mr. Grote back into the ARP and highlighted addressing sustainability and the costs associated with the Subdistrict's projects. Jan Waye and Jeff Regenold reported being in support of adding Mr. Grote back into the ARP.

A motion was made by Jeff Regenold to include Kyle Grote/Chokurei Ranch in the 2023 ARP and make the necessary changes to the ARP. The motion was seconded by Pete Stagner and unanimously approved.

Staff was directed to continue negotiations with Ron Bowman concerning the lease agreement.

A motion was made by Jan Waye to approve the contract language as discussed with Mr. Bowman subject to Mr. Bowman's approval. The motion was seconded by Jeff Regenold, Pete Stagner voted no, the motion passed.

**Next Meeting**

The next quarterly meeting is scheduled for June 6, 2023 at 9:00 a.m.

**Adjournment**

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

The meeting was adjourned at 12:05 p.m.

  
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President

  
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Vice-President/Secretary/Treasurer