

**MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
GRANT WATER & SANITATION DISTRICT**

**February 18, 2026, at 9:00 a.m.**

The regular meeting of the Board of Directors of the Grant Water & Sanitation District was held on Wednesday, February 18, 2026, at the hour of 9:00 a.m., at the Raccoon Creek Golf Course, 7301 West Bowles Avenue, Littleton, Colorado. Directors present were Eric Edwards, Monte Sudbeck, Mike Cowan and John Spence. Director Melodie Farris's absence was excused. Also attending were Justin Meeks, Judy Simonson, Sean Murphy and legal counsel Jennifer Bailey. Mr. Edwards presided but left the meeting at 9:30 a.m. and Mr. Sudbeck then presided.

**1. Administrative Matters.**

**a. Disclosure of Conflicts of Interest.** There were no changes to the board members' disclosures. Mr. Mr. Cowan made the Board aware that he is serving on his local subdivision HOA.

**b. Open Forum.** The open forum was passed in the absence of any members of the public.

**c. Minutes.** The minutes of the regular meeting held on January 21, 2026 were approved as amended upon motion by Mr. Cowan and second by Mr. Spence.

**d. Appoint New Secretary.** The appointment of Mike Cowan to the position of Secretary was approved upon motion by Mr. Spence and second by Mr. Edwards.

**2. Engineering & Maintenance Matters**

Mr. Meeks presented the engineering report:

**a. Underdrain Cleaning and Remediation.** One line in Trunk Line B in W. Grant Ranch Boulevard remains on the remediation list. The point repair in the bend was completed with a small portion of mineral deposits on the upper half of the pipe left to be removed.

**b. 2025 Annual Maintenance.** DRC is in the process of cleaning the sanitary sewer mains with fair/poor scores from the 2025 acoustic testing. Several mains from the underdrain annual and accelerated cleaning have been found with calcium deposits. Once Martin/Martin receives the videos, they will make recommendations for any revisions to the cleaning schedule. 2026 acoustic testing will be performed in May or June.

**c. 2026 Capital Improvement Project.** The CIP will include the lining of a fractured underdrain pipe in W. Grant Ranch Boulevard and replacement of a blocked underdrain pipe in Hillsboro. Martin/Martin has completed the bid documents for the project and the bid advertisement has been posted. Bids are due March 16<sup>th</sup> and the responses along with a bid summary will be presented to the Board at the March board meeting.

**d. Poppy Hills Manholes.** Martin/Martin performed manhole buoyancy calculations and believes the raised manhole rims are due to shrinking soils below the roads rather than buoyant manholes. Elevations will be compared to those of as-builts and other survey data previously collected in the area to see which elevations have changed.

**e. DRC Construction Services 2026 Contract.** The revised service contract for DRC Construction Services was approved upon motion by Mr. Sudbeck and second by Mr. Spence.

f. **Generator Source 2026 Contract.** The service contract for Generator Source was approved upon motion by Mr. Spence and second by Mr. Sudbeck.

g. **Ramey Environmental Compliance, Inc.** The Board reviewed estimate #ESD-7921 provided for preventative maintenance for the two lift stations. Ms. Judy Simonson will follow up regarding Ramey's contract that was already approved and whether this service was included.

Mr. Meeks then left the meeting.

### 3. **Financial Matters**

a. **Disbursements.** The January 22, 2026 through February 18, 2026 check register was approved as amended to remove check #1324 to Grant Ranch Master HOA, upon motion by Mr. Sudbeck and second by Mr. Spence.

b. **Financial Statements.** The draft January 31, 2026 unaudited financials were then reviewed.

c. **Investment Report.** Nothing new to report on investments, however Ms. Judy Simonson will check on the status of finding potential new investments other than Colotrust.

d. **25-Year Financial Plan.** After discussion, the Board reviewed and approved the updated 25-Year Financial Plan upon motion by Mr. Spence and second by Mr. Cowan.

4. **Other Business.** Ms. Jennifer Bailey gave an overview of the Denver Water Service Contract and she and Ms. Judy Simonson answered questions. Denver Water historically assisted the District with shutting off water for non-payment, however they have declined to offer that service going forward. The District will file liens against any properties for non-payment going

forward in lieu of water shut off.

**5. Adjournment.** There being no other business, the meeting was adjourned by Mr. Sudbeck.

Respectfully submitted,

DocuSigned by:

*Mike Cowan*

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Mike Cowan, Secretary