

Board Director Elections!

Every even numbered year there are Special District Elections to elect interested parties to the Board of Directors. Pine Brook Water District is a Special District which is a type of governmental entity as defined by Colorado Law. The District is required to abide by the laws of the State of Colorado as they apply to Special Districts, This means that the election process is a formal process which must comply with the laws.

For 2018 there are four positions up for election, 3 of those are for a four year term and 1 is for a two year term. All of the current Directors intend to stand for election. There is 1 Director who is not up for election. The Board consists of 5 Directors.

If you are interested in being on the Board then you will need to file a self – nomination form and you will be added to the ballot. A mail ballot election will be conducted to allow all eligible voters in the District to vote for who they want to serve on the Board. If there are no more candidates then spots up for election the election will be cancelled.

The “official” notice of call for self-nomination forms, which is published in the local newspaper, will be published between January 28th, 2018 and February 22nd, 2018. The self-nomination forms are due by March 2nd, 2018 and any write in candidates must have filed their forms by March 5th, 2018.

The official election date is May 8th, 2018. The election will be done by a mail ballot election and official ballots will be mailed to eligible voters, unless, as noted above the number of parties seeking to serve on the Board is the same as the number of positions up for election, in which case the election will be cancelled.

To get more information about the election process please contact Pinnacle Consulting Group, Kammy Tinney, at 303-333-4380. To get information about the District or what the Board typically does please contact the Pine Brook Water District Office at 303-443-5394.

2018 Water Rates

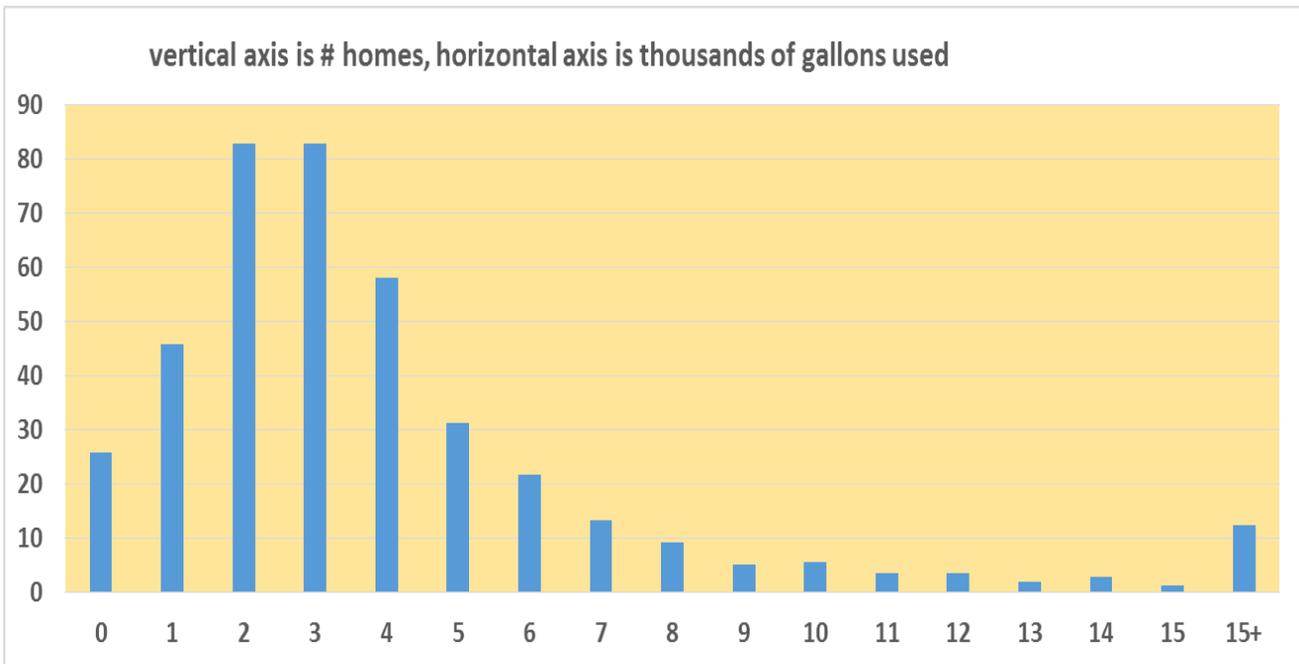
Over the last two years the District has had to pull \$100,000 out of reserves to cover shortfalls in the operational part of the budget. Obviously this is not sustainable. Accordingly the Board adjusted the water rates.

Starting with the bills for water that you will receive(d) early January, there will be an increase of the base fee of \$11.00. SO THE BASE RATE WILL BE \$61.00, A CAPITAL FEE OF \$10.00, FOR A TOTAL BASE CHARGE PER MONTH OF \$71.00.

The Board will be holding public meetings starting in early 2018 to discuss a potential major restructuring of the water rate schedules. The Pine Brook Water District will be making a presentation at the HOA meeting on January 30th, 2018 about the options being discussed. The business part of the HOA meeting normally starts at 7:00 p.m.

The discussions range from substantially increasing the total base charge so that all homes are paying more to have the water available at their house and possibly lowering the cost per thousand gallons or including some usage as part of the base charge, to asking for a general mill levy to support the operations but lowering the base charge and maybe even the cost per thousand gallons. And other options.

As the chart below shows most Pine Brook Homes do not use large amounts of water. The fact is that the fixed costs of the District are high because of the type of system and terrain of District. The District is constantly studying how to reasonably reduce costs but significant savings have not been found because so many of its costs are fixed. Currently there are 409 homes being served.



On the website, pinebrookwater.com, the 2018 budget is available. Along with that budget are the worksheets that show the anticipated costs for 2018. The three biggest variable costs that the District has are; how many water main breaks will there be for 2018?, how much will routine repairs for the year be, and what will the cost be to dispose of the waste products produced from producing safe drinking water that meets all EPA and State standards. For what to budget for water main breaks the District looks at the history of them since 2001. There have been years when there have been as few as two and the worst year was eleven in one year. The budget allows for four, will that be enough, not enough, or too much, none of us will know until December 31st of 2018. Routine Repairs the District can make a reasonable estimate based on history, but that does not cover the unexpected. The waste byproducts are currently required to be hauled by a specialty hauler which is costing the District 3 to 4 times as much as it would if those waste byproducts could be hauled by our regular hauler. How long will this situation last? Again there is no way to tell, but the District is considering other options on how to handle the byproducts. If the District decides to pursue another option there will be public hearings so that the community can be fully informed and give their opinion.