



ROSEMAN DITCH CO.

Meeting Minutes

Meeting Date/Time:	July 13, 2023; 5:00 to 7:22 p.m.
Meeting Location:	Kuersten Construction Office 0013 Powerline Road, Rifle CO 81650
Minutes Prepared by:	Kaitlyn Kuersten

PARTICIPANTS		
BOARD MEMBER:	SECTION REP.	IN ATTENDANCE?
John Kuersten	President	Yes
Kyle Laidlaw	VP / Ditch Walker	Yes
Kaitlyn Kuersten	Secretary/Treasurer	Yes
Mike Gross	Technical Consultant	Yes
Steve Morris	1	Yes
Marc Hogan	2	Yes
Roy Cerise	3	Yes
Scott Ghan	4	Yes
Fred Kuersten	5	Yes
Debera Dice-Stewart	6	Yes
Richard Vangytenbeck	Trout Unlimited	Yes

REQUIRED ORDER OF BUSINESS (All meetings)	
1	Roll call (by Secretary)
3	Review and approval of preceding meeting

AGENDA

Item #	Description
1	<p>Trout Unlimited update: Slides attached.</p> <ul style="list-style-type: none"> • Grant approved for the headgate structure • Phase 2 RFP goes out Monday; BOD will have ten days to review/approve construction drawings at 33%, 66%, and 100%. April 5, 2024, should have 100% plans. • Richard will send us the entire schedule once he has it so we can coordinate special BOD meetings. John Kuersten will be Richards's only point of contact; John will disperse from there. • Planning on Construction of diversion structure starting October 2024 • Siphon structure March 2024? • Richard will apply for a separate grant for the engineer/design to look at the whole ditch. It needs BOD approval to apply for this grant on our behalf. <ul style="list-style-type: none"> ○ Motion to authorize: 1; Steve, 2; Kyle ○ Approve: Roy, Scott, Fred, Marc ○ No approval: Deb
2	<p>Secretary/Treasurers Update</p> <ul style="list-style-type: none"> • A/P approved: <ul style="list-style-type: none"> ○ JVAM Invoice(s): 11223 & 12047 ○ Mountain West Contracting Invoice(s): 135 \$436.80 7/12 & 135 \$1,251.75 6/15 ○ Kaitlyn Kuersten Invoice: 0019 ○ Roy Cerise: June ○ Pinnacol: Invoice 1939212 ○ L.L.S.D \$2,100.00 ○ H&H Lining Invoice: 804 • Remaining 5 shareholders with past due balances and no attempt to pay; June and July finance charges have been added and invoices re-mailed for the 4th time. • Need to send copies of our attorney invoices relating to the New Castle Trails to the Town of New Castle for reimbursement of \$3,000.00 • L.L.S.D Invoice was approved with future conditions. No shareholder will be reimbursed for materials or work without the proper form on file and approved by the BOD. Kaitlyn will finalize this form, and it will be available to print and or fill out directly on the website. Shareholders may submit via the website, print and email to the BOD, or attend the next scheduled meeting for approval. This must occur PRIOR to purchases or work commencing. • Kyle asked that we look into an application with the County to reimburse for weed spraying.
3	<p>Presidents Update</p> <ul style="list-style-type: none"> • Over the last month we have attempted to ask people to voluntarily reduce their water usage in accordance to State Law. This is not working and we need a enforcement policy to enforce reducing usage. <ul style="list-style-type: none"> ○ Mike: “6/20 we had okay water levels, but from 6/20 to now (7/13) we have not had water for more than 3 days at a time” Mike has detailed daily logs if needed.

	<ul style="list-style-type: none"> ○ Mark: “ Between section 1 and 2 the ditch levels vary 6-8 inches” ○ Richard (TU): Suggested we reach out to James Heath, Division 5 Rep for the Water Commissioners and talk to them about measuring devices up stream. ○ Per Kyle: Roberts is communicating with him some. Kyle will try and meet with Derek at their headgate and asking them about installing a measuring device. ○ Richard (TU) is in communication with Meadowcreek Ranch and their realtor/rep Tim Casey, and will have a discussion with them regarding measuring devices as well. ● Cedar Hills <ul style="list-style-type: none"> ○ Rich turns water on at about 4:00 every afternoon, He has a butterfly valve that is about 6-8” in diameter and opens that to fill his pond. The water then runs straight to Ware & Hinds once pond is full. There are roughly 8-10 shares running to waste. ○ Deb has contacted Cedar Hills rep. Kent Lohse; says that Rich and Glenn handle the water business. ○ This excessive use and waste is not only illegal, but poor practice. ○ BOD has decided to send Cedar Hills HOA a formal written notice to be drafted by Mike Gross and approved at the next BOD Meeting on 8/24. ○ The notice to include: <ul style="list-style-type: none"> ▪ Does their weir work? ▪ Measuring devices in accordance to Roseman by-laws? ▪ Notifying them of non-compliance and their options to remedy. ▪ Time frame of Spring/before water runs for the 2024 season ○ Fire Department update: Per Orin Moon, the fire protection requirement is from the tanks only; hydrants at ditch crossing doesn’t work. ● Grant Application <ul style="list-style-type: none"> ○ Co River District has the grant application that includes cost summary for both ditch blowouts in 2023. They will reimburse up to 30%, has to be approved at their next BOD meeting which will be held in September.
4	<p>Maintenance and Repairs</p> <ul style="list-style-type: none"> ● Culvert about New Castle Gardens/Rumerys <ul style="list-style-type: none"> ○ There was a meeting held about 2 years ago addressing this; we cannot find anything in the minutes as of now to verify. Per Kyle and Roy; there was an agreement that the Ditch Co. would do a little bit of the work, and Rumery would be responsible for some as well. This then went to the NRCS for a grant request and then fell off the radar. Mark Hogan will talk to David Jones (New Owner of the New Castle Gardens property) about replacing this culvert.
5	<p>Town of New Castle</p> <ul style="list-style-type: none"> ● Status of \$3,000 reimbursement ● Town agreed with all of our requests presented to them except for the flared end sections; they are about \$4,000/each. ● They will install 60’ of 48” pipe ● Per Mark, phase 2 has another potential ditch crossing that we need to look into.
6	<p>Motion to formally appoint Scott Ghan: 1; Deb, 2; Fred. All approved. Scott Ghan will officially represent section 4 for the remainder of the term.</p>

7	<p>Deb asked Kyle why he doesn't look below slaughter gulch despite calls and texts. Kyle stated he does sometimes go downstream but he doesn't like to be bantered every day. Fred K: "Can we put a weir around slaughter gulch?" John K: "What about solar powered automation to monitor water levels and we can start to document?" Deb: asked Kyle "Tell me where to look or what to do." John K: We need volunteers to walk the ditch more to see who's complying and not complying. Then we can pinpoint areas with issues/water loss and establish patterns. Scott G: "If something was available at each headgate' card, brass tags, placard, something that describes the number of shares and what readings would be could help." Mike G: "A brass plaque that shows the number of shares owned and the scale that represents what each share is." John K: "bottom line is we need to know the offenders first."</p> <p>We need a game plan to accurately measure, who can check water usage, take readings and keep a log to establish patterns/history. We have a legal right to read measuring devices without trespassing.</p>
8	<p>Next Meeting scheduled for August 24, 2023 at 5:30 pm 0013 Powerline Road, Rifle CO; Kuersten Construction's office</p>

FOLLOW-UP PRIOR TO NEXT MEETING	
1	Kaitlyn will draft a notice to mail and/or email to all shareholders; If anyone needs help with their measuring devices and or learning how to accurately read them. Giving them contact info of whom to call if they need assistance/education.
2	We have identified repetitive violators of using more share than they own. Formal notices will be mailed to those. (Kutnicki (5906), Jean Rowe Trust Property(5818), Robertson(5813; c/o Property Professionals) One of these violators has not paid their assessments for 2023.
3	Finalize drafted form for shareholders to submit to the BOD when they have a request for a reimbursable expense or need permission to perform work on the ditch.
4	Mike will prepare a draft notice to be formally sent to Cedar Hills regarding the use of excessive shares and non-compliance.
5	We need a game plan to accurately measure who can check water usage, take readings and keep a log to establish patterns/history.