

PURGATORY METROPOLITAN DISTRICT MINUTES OF
BOARD OF DIRECTORS MEETING

A joint regular meeting of the Purgatory Metropolitan District and the Purgatory Metropolitan La Plata-San Juan Sub-District was held Wednesday, February 18, 2026, at the Purgatory Metropolitan District Community Center. Board members in attendance were John Ogier, Mark Gebhardt, Sharon Henschen, and Susan Voorhees. Eric Hassel, Amy Ward, David Smith, and Victoria Lopez were also in attendance.

Sharon made a motion to excuse DeeDee's absence. John seconded the motion. All were in favor, and the motion passed.

Minutes

Sharon made a motion to approve the minutes from the January 14, 2026, meeting with minor edits. Mark seconded. All were in favor, and the motion passed.

Waste Water Treatment Plant Update

Eric provided an update on the wastewater treatment plant project, covering a recent construction meeting, ongoing submittal reviews for the fire sprinkler and alarm systems, and coordination on HVAC and structural elements to avoid conflicts and accommodate equipment dimensions. The project schedule is on track to have the building dried in by late summer, allowing interior work through the winter, and the team is coordinating the installation and commissioning of owner-supplied equipment with manufacturers. Despite recent snow, an early spring start is anticipated, with manageable icy conditions, as significant snow has not accumulated on the site.

San Juan Engineering

Eric presented the San Juan Engineering invoices. There was discussion of a change order that is being considered because the line item for general technical engineering coordination is over budget due to submittal review time. Eric explained the complexity of the project, which is greater than a typical pre-engineered building due to the integration of multiple treatment processes and dynamic site conditions, justifying the increased engineering involvement, while also highlighting ongoing efforts to balance costs through savings like using CDOT material and rethinking site contours. Mark made a motion to approve invoice 4059 which included consulting for structural engineering adjustments necessitated by unexpected rock conditions. Sharon seconded the motion. All were in favor, and the motion passed. Sharon made a motion to approve invoice 4057 which included general engineering services covering meetings and submittal reviews. Mark seconded the motion. All were in favor, and the motion passed.

Financial

Victoria presented the disbursements for signature. Susan made a motion to approve the disbursements as presented, as well as allow Eric to sign the checks in John's absence as he attended the meeting virtually due to a physical limitation; John seconded. All were in favor, and the motion passed.

Victoria advised the Board that over 100 customers have signed up for automatic payments since the District changed billing software, significantly reducing delinquent accounts. Eric confirmed that since the switch, there are no accounts over ninety days past due, and only one that is sixty days past due.

Managers Report

Eric spoke briefly about the lack of snow and the impact on snow plowing.
The meeting adjourned.

Next Meeting: March 11, 2026, at 9:00 a.m. in the Purgatory Metropolitan District Community Center.

