HUERFANO COUNTY WATER CONSERVANCY DISTRICT

Minutes of Board Meeting
September 28, 2026

The monthly meeting of the Huerfano County Water Conservancy District, which had been properly noticed and was available for public participation, was convened in person: Walsenburg Housing Authority, 220 Russell St, Walsenburg on September 28, 2026, at 6:00 pm.

Directors: Scott King, Jacque Sikes, Lonnie Brown, David Steffan, Kent Mace.
Secretary: Carol Dunn; **Attorney**: Ryan Farr; **Engineer**: Steve Smith by online Teams meeting.
Guests: Doug Brgoch, Shauna Vucetich. By online Teams meeting: Dale Lyons.

Agenda item added on a Brown/Sikes **motion**: Proposed lease extension, Bear Bottom Ranch.
Minutes: Minutes of the August 24, 2026 meeting were approved on a Sikes/Brown **motion**.
Financial Reports: Financials were accepted as presented on a Steffan/Mace **motion**.
There was a Brown/Mace **motion** to get HCWCD its own cell phone. Board approved.
King announced that HCWCD closed on the Thorne Ranch property, water rights and infrastructure on September 25, 2026.

OLD BUSINESS: None.
NEW BUSINESS: Water Case 2026CW3037, Maria Lakes Grazing Association – Farr explained this amended application has corrected GPS coordinates. It involves 72 residences at ML plus irrigation and an interest in the Coler Ditch system; Farr advised the board to get involved in the case. On a Brown/Mace **motion** Farr was authorized to file a statement of opposition so HCWCD can stay updated on the case. Board approved.
DWR River Reports: The water commissioners were not in attendance. River readings are: 2.25 cfs at Boyd Ranch on the Cucharas, 4 cfs at Badito on the Huerfano; 0 at other locations.

HUERFANO REGIONAL AUGMENTATION PLAN:
Vireo Growth (formerly SCG/Schwazze) – We have not heard from Vireo about Farr's August letter. They are paid up until November 1, 2026, when the administration fees are due. The mailing address for the company is in Canada.
Bear Bottom Ranch – The applications and fee have been received for the ponds. Farr presented the lease renewal for 4 af of Tier 3 water at $3,080 + $613.48 admin fee. It was approved on a Mace/Brown **motion**.
GrowAway, LLC – Kristjan Bauer was in attendance to talk about the company's 10-year build-out plan. An application has not been submitted yet.

SMAF – The bid documents for the SMAF ballast repair project were presented by Steve Smith. On a Mace/Brown **motion**, the board agreed to move up the project dates to January, 2027. There was a Brown/Sikes **motion**, approved by the board, to send this version of the bid docs to Rural Development for review, then send them to interested specialty contractors using the Huerfano County list. The bid notice and bid docs can also be posted to the HCWCD website.

In order to stockpile the riprap for the SMAF project, the hauler (Last Chance Trucking/Luke Vargas) will need to brushhog the site and use a loader to pile up the rock. It was decided Vargas should lease the equipment so it will be covered under his insurance. On a Sikes/Brown

motion, board authorized paying LCT/Vargas to brushhog the SMAF stockpile site, lease the loader, have it delivered and purchase fuel for operating it, the total not to exceed $16,000.

Water will need to be moved from SMAF to the Thorne Ranch ponds before ballast repair construction begins. The board discussed the need for a Substitute Water Supply Plan with Farr and Smith. There was a Brown/Mace **motion** to develop an SWSP to utilize Thorne Ranch to store SMAF water as part of the infrastructure improvements project; board approved.
The lining for the 3 Thorne ponds need to be repaired. Mace will get a quote from the company that Applegate Group suggests: Colorado Lining. Since it is a necessary component, it's possible this would be considered part of the infrastructure improvements project.

REPORTS:
Arkansas Basin Roundtable: King, Brown and Brgoch reported on the most recent meeting, including a presentation about the Pueblo sewage spill into the Arkansas River.
PUBLIC COMMENTS: None.
At 8:07 pm, King called for a break. Meeting was reconvened at 8:21 pm.

BILLS: On a Brown/Mace **motion**, the board authorized payment of the following bills, which total $19,600.60:

Mountain States Financial: monthly bookkeeping	$275.00
Monson, Cummins, Shohet & Farr: mtg; Thorne; Collab exch stor case; aug plan; BBR	$6,640.63
Dunn Write: contract, mileage, internet, phone	$2,740.74
La Veta Carpentry: monthly website admin	$250.00
Doug Brgoch: monthly water consultant contract	$500.00
Applegate Group: aug plan acct/projectn/adm, bd mtg, Thorne, BBR, Gro-Away questns	$5,985.00
Mace Water & Land: SMAF operations August + Ditch recharge report	$1,980.81
Mitchell Wardell: Wm Craig ditch water data retrieval	$120.00
IOA/Walsenburg insurance: bonds for Sikes & King	$200.00
Sadie Wardell: Wm Craig water operations 8/7 – 9/15 + 3 batteries	$663.42
San Isabel Electric: monthly usage at SMAF (EFT)	$180.00
Spanish Peaks Library: monthly rent	$65.00

There was a Brown/Mace **motion**, approved by the board, to approve the wires and transfers using the Enterprise Account that were required for the infrastructure improvements project, including purchase of Thorne Ranch and stockpiling the riprap, as follows:

Colorado Quarries, riprap to Applegate Group specs	$36,960.00
Last Chance Trucking, hauling riprap to SMAF site	$34,650.00
Dotter Abstract, Thorne Ranch purchase	$169,648.29
Rural Development grant, Thorne Ranch purchase	$750,877.00

At 8:24 pm, there was a Brown/Steffan **motion**, approved by the board, to go into executive session, joined by attorney Farr and engineer Smith, to discuss a news release about the Thorne Ranch purchase, which included a conference with the attorney representing the District regarding purchasing property according to CRS 24-6-402(4)(a). On a Steffan/Brown **motion**, approved by the board, the executive session was closed at 8:34 pm, and the regular session reconvened. There was a Brown/Steffan **motion** to adjourn at 8:35 pm. Meeting adjourned.

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Scott King, President Carol Dunn, Secretary