

Berthoud Estates Community Association (BECA)

BECAWASTEWATER.COM

An association totaling of 183 homes; being the combination of 117 homes in Berthoud Estates Homeowners Association & 66 homes in Foothills Estates COMMUNITY Association, charged with maintaining and operating the wastewater treatment facility and the 8 inch wastewater mains draining to the facility.

October 09, 2025 Agenda

Board Members	Position	Address	Phone	Email	Term expires
Melissa Morin	President	4908 Glen Dr	970-222-2166	melissafmorin@gmail.com	2026
Rick Moehling	Vice President	5300 Gary Dr	970-391-1470	rick.moehling@gmail.com	2027
Glen Rewerts	Member	5301 Gary Dr	720-641-8794	gjrew@skybeam.com	2026
Jeff Lorenzen	Treasurer	5325 Gary Dr	720-633-5010	jeff@computersuperheroes.com	2028
Caitlin Shaw	Member	4608 Beverly	630.853.1616	caitlin.i.ross@gmail.com	2028

1. Call to order: 6:33 pm
2. Roll Call: Rick, Glen, Jeff, Melissa, Michele, Caitlin, Dave
3. Association Members present & Association Forum: Jeff Bell- issue with the plant odor. Number of odor discharges this summer, tyler corrected the time to better time. Humidity high, wind low.
4. Approval of previous meeting minutes 8/14: Jeff motions 2nd? caitlin Approved? Yes
5. Michele's departure from Direct Discharge, board motioned to stay with Michele (at Sandolin Services) glen 2nd, all approved.
6. Jeff's departure from the Board at the EOY. he will help with transition.
7. Plant Operator's Report: (63,000 GPD) WWTF Operations and Repairs - Dave
 - Status -
 - a. Flow – 34/37 MGD average/ max
 - b. Sludge hauling - last month. None til next year.
 - c. Pumping down pond - remove cattails. Take pictures for JVA.
8. CDPHE 2025 Permit compliance requirements - no updates- JVA waiting on sampling data, (6-8 parameters- will do twice - still need to do that)
 - 1) Required additional testing. need to receive and set up autosamplers - installed and operational.
 - 2) Hired JVA Consulting Engineers to file report responses. Reports due by 1/31/26
 - i) "Engineering Plan to meet Nitrate and Total Inorganic Nitrogen final limits" via Demonstration project? Proposal to add "Micro C" to meet the Nitrogen limits.
 - ii) GroundWater Protection Study – for the overflow pond. JVA to provide background info & Letter
 - iii) Inflow & Infiltration Study (I&I) - Dave to provide info to JVA - JVA to write letter
9. WWTF Maintenance items -Dave
 1. 2025 Annual Maintenance completed - NEED 2026 Annual Maintenance estimate
 2. Enrolled in CDPHE Regulation 17-1 – to offset future Reg 31 (we still build credit to 2029)
 3. Areawide Water Quality Management Plan Data
 4. PFAS Biosolids Report- required now per permit- annually feb 15- completed
 5. Labs - Colorado Analytical Laboratories, Inc.
 6. Generator–GEN-TEC; annual service in November (big service), secondary service (6 month) to be done by Dave. Melissa signed the annual service agreement. **Service to be 10/21**
 7. Influent and Effluent flow meters (magmeter - annual calibration service- March)- Jansen - completed
 8. Mowing – Back40 - weed spray & 1 mow) agreement in place . **mow in fall - TBD**
 9. Insurance: For the WWTP – DUE 1/20, renewal letter completed Insurance for board is in place: Fidelity Insurance (\$50K employee dishonesty bond) & Directors & Officers Liability Complete- completed
 10. Annual disclosures - Mail in March- completed

11. Utilities

- 1) Republic Service Trash - Dumpster
- 2) LTWD
- 3) XCEL Energy Gas
- 4) PVREA Electricity
- 5) Starlink - started 2024
- 6) Website \$15/year - need new - transfer domain to new user. Need to transfer google drive too.

10. Property Manager’s Report – Michele

- Review Financial statement
- Look at bank accounts to get better earnings

11. TREASURER’s Report - Jeff

- See budget

12. 811 Requests -Michele

1. Current tickets totals: \$10 (management Fee) + 811 costs

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2016											1	1	2
2017	0	6	10	4	5	4	6	7	2	6	5	2	57
2018	4	5	8	6	6	2	5	4	1	6	3	5	55
2019	7	4	3	5	0	3	12	11	6	4	2	2	59
2020	5	0	9	1	7	8	7	2	3	10	6	3	61
2021	2	2	3	3	5	6	10	8	3	3	4	7	56
2022	9	1	11	5	8	6	2	4	9	10	4	4	73
2023	5	9	12	5	8	4	4	3	4	5	2	3	64
2024	2	4	2	6	3	2	2	3	8	2	2	4	40
2025	2	4	7	1	3	8	3	3	10	2			

1/2019-began Tier 2 membership (free for 2 years)

1/2025- began new billing assessment model; second billing tier (26-100 tickets): \$70 flat annual assessment amount

13. Old Business:

- Foothills Estates HOA issue- 2 non-payers, discussion of attorney meeting. Title Search - TBD search - \$250 on the Plant parcel. Board approved Rick to get title search. Next step retain attorney to review documents for legal standing.
- Odor complaints- discuss at annual meeting you may notice a bad smell but it is due to the plant operations.

14. Capital Projects:

- 1) 2025 - Jet & Tv phase 2/BE1N. 4 MH to add to lining list - which ones?
 - a) REVIEW MH Inspections, Review TV results. Discuss problems with access to MHs. Revised phasing map due to issue of jetting to plant
- 2) MH 2E-5 was raised
- 3) SCADA Computer replacement. New computer, Jansen’s install and test. Status? By the end of the month.

15. BUDGET/ 2026 projects:

- a. Direct Discharge 2026 fees same, 2026 Maintenance
- b. WWTF needs? MH risers and ramneck, new window at headworks- insulation and metal-
- c. Association Management - Michele or other (depending on fee collection)
- d. Odor complaints- Option put a lid on it and install an odor control (fan and bio-box). \$250K - \$175K, haul more often
- e. MH lining - quotes from SpectraShield & Kip with Advanced Lining Services
- f. Jet and TV- phase 3- on hold 1 yr

g. Proposal \$69/mo

16. New business:

1) none

17. Annual Meeting: 12/4 - 7pm, Rick's barn

1. Notices- send by mail & email? Reminder via email
2. Board positions (melissa, glen, jeff)

Next meeting is annual meeting 12/4 @ 7 PM

Adjourn @ 8:23 pm