

### Woodmoor Water and Sanitation District, July 18 Audit shows sound finances

By James Howald

On July 18, the Woodmoor Water and Sanitation District (WWSD) board met to hear the results of its 2020-21 financial audit. The board considered increasing the amount of contingency costs its district manager can authorize. It also addressed a clerical error in the deed for a recent land purchase. The board heard a request from the County Club at Woodmoor to provide water and sewer service for two restrooms. Staff presented operational reports.

The meeting ended with an executive session.

#### District finances receive clean audit

John Cutler of John Cutler & Associates told the board that his audit of the district's finances

resulted in an "unmodified opinion," indicating there were no issues with the audit process and no concerns with the district's finances. Cutler noted some corrections were made related to depreciation. Jessie Shaffer, WWSD's general manager, explained that some money had been spent on construction projects that were not completed within the fiscal year covered by the audit.

Cutler's report shows the district's operating revenues exceeded operating expenses in the year audited. Water and sewer fees met expectations while operating expenditures fell short of the amount budgeted. Actual revenues indicated that customer usage patterns and hydrological patterns were

predicted correctly.

In 2021, the district budgeted \$7.48 million for construction projects including South Water Treatment Plant improvements, well pump replacements, Central Water Treatment Plant (CWTP) surface water conversion, construction of a new Lake Pump Station (LPS), and water tank repainting.

In 2021 the district also refinanced bonds from 2011, taking advantage of lower interest rates and reducing the maximum annual debt service by \$23,450 per year.

The board voted unanimously to approve the audit report and file it with the state.

#### District manager gets higher authorization limit

At the beginning of the construction projects undertaken by the district in 2021, the board authorized Shaffer to approve change orders for contingencies up to \$350,000 without waiting for a vote at a board meeting. The board voted unanimously to increase that amount by \$30,000.

#### Board president authorized to correct deed

As part of the CWTP conversion to allow the plant to treat surface water in addition to ground water, the district purchased a small parcel of land in the

northwest corner of the Lewis-Palmer Middle School campus from the school district. Due to a clerical error on the part of the title company, the land purchased from the school district was not correctly defined, giving WWSD ownership of more land than they in fact purchased. The board voted to authorize the board president to sign a corrected deed.

#### Country Club at Woodmoor requests additional service

Earlier in the year, The Country Club at Woodmoor received approval from the district to build two "perma-potties" on its golf course. These would not have been connected to water and sewer lines and would have required occasional draining like Porta-Potties. This plan did not meet requirements of El Paso County, however, and Armen Suny, one of the owners of the club, requested water and sewer service from the district for a more traditional design. The board agreed to consider his request and vote on it at a later meeting.

#### Highlights of operational reports

- Lake Woodmoor Drive will be closed from Aug. 1 to 15 for concrete replacement.
- The district is having difficulty hiring temporary

staff to work in its service area and at Woodmoor Ranch.

- The amount of unaccounted water in the last month was 2%, the lowest measure in years. The district has been working to avoid water loss and to ensure accurate metering throughout the delivery system.
- The CWTP has been tuned to address taste and odor issues reported by customers with the surface water stored in Lake Woodmoor.
- Drilling for Well 22, a new well south of County Line Road and east of I-25, has been completed.
- Due to supply chain issues, a large door rated for high winds for the Lake Pump Station has been back ordered to March 2023; the district is considering other options.
- A developer proposing to build apartments on Monument Hill Road north of Deer Creek Road and south of Lewis-Palmer High School has inquired about water service. They want to build about 20 two- to four-story multi-family buildings with 300 to 350 units serving over 800 residents on 15 acres.

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