

and benches on the asphalt area in front of district conference room to create a public gathering space. The district will receive access to all but one of the on-lot parking spaces for the adjacent former town hall building at 166 Second St.

For more information see the Feb. 3 Board of Trustees article on page 8, and:

- [www.ocn.me/v14n1.htm#msd1210](http://www.ocn.me/v14n1.htm#msd1210)
- [www.ocn.me/v14n2.htm#bot0106](http://www.ocn.me/v14n2.htm#bot0106)
- [www.ocn.me/v14n2.htm#bot0121](http://www.ocn.me/v14n2.htm#bot0121)

**Treasurer's report**

Wicklund noted that expenses for the month since the Jan. 16 board meeting were low at \$43,221. Total cash revenues

for that period were \$56,427. He also noted that the restricted funds in the district's special nutrient loan payment account at Integrity Bank had been increased from \$21,000 to \$28,000. This cash reserve would be used to make all the annual principal and interest payments for the district's nutrient loan if there were no other cash on hand to make the payment. The funds in this account cannot be touched until the \$400,000 loan from Colorado State Bank and Trust Co. is paid off in 15 years.

Wicklund noted that steady progress was being made in upgrades to the district's three lift stations: two for Wakonda

Hills and one for Trail's End. More reliable digital pressure transducer sensors are being installed at a cost of \$22,000 to replace the original systems in each lift station that have been frequently clogged by floating household grease. The old systems will remain in place as back-up systems to the new digital sensors.

The board unanimously approved 2014 letters of engagement with accounting firm Haynie & Co.; law firm Gaddis, Kin, & Herd PC; engineering firm GMS Inc.; audit firm Bauerle & Co.; and IT maintenance firm Turbo RV.

Wicklund reported that the district would clean and perform a TV camera

inspection of 20 percent of its collection lines as part of the district's annual five-year rotating maintenance plan. A few collection lines are cleaned and inspected every year until all the lines that need In-situform relining can be upgraded.

The meeting adjourned at 10:56 a.m.  
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The next meeting will be held at 10 a.m. on March 20 in the district conference room at 130 Second St. Meetings are normally held on the third Thursday of the month. Information: 481-4886.

Jim Kendrick can be reached at [jimkendrick@ocn.me](mailto:jimkendrick@ocn.me).

*Donala Water and Sanitation District, Feb. 18*

# Donala board rejects plan for golf course purchase

By Jim Kendrick

During the Donala Water and Sanitation board's Feb. 18 meeting, district constituents Carroll Clabaugh (a director of the Gleneagle North Homeowners Association), Rick Topper, and Larry Oliver asked the Donala directors whether they would consider taking over the Gleneagle Golf Club now that the home page of <http://www.gleneagleclub.com/> states that "Gleneagle's golf course is closed." The home page also states that the "The Palms Restaurant and the pool remain open." The speakers said their major concern was maintaining their quality of life and property values.

After over an hour of discussion, the board unanimously approved a motion to

not support formation of a metropolitan district to purchase and operate the Gleneagle golf course.

All the board members were present.

Clabaugh said that his friend Rod Kuharich had emailed Donala General Manager Kip Petersen to determine if Donala would take the current opportunity to own and operate this club as a golf course and multi-use facility.

Kuharich's Feb. 11 email to Petersen stated that he was "most recently" the director of South Metro Water Supply Authority and could not attend this meeting due to surgery but had asked Clabaugh and Topper to represent him.

Kuharich's email said that this proposed Donala takeover of the Gleneagle

golf course land, about 130 acres, would require approval of two ballot issues by the Donala board. One would ask Donala property owners to approve an expansion of the authority of Donala to create a metropolitan district, which would require an amendment to Donala's current service plan. The other ballot issue would ask for voter approval for the district to issue bonds in a high enough amount to purchase the golf club, upgrade the course irrigation system, acquire all equipment that would be necessary to operate the club, and raise enough additional money to pay for operations and maintenance for the first year.

Kuharich's email noted that this would be no small feat due to the short time available for adding ballot issues to the May 6 special district election process, "but it has been done several places around the state and bond rates are historically low. Time is of the essence."

Kuharich also stated to Petersen in this email that the district board needed to promulgate a policy for dealing with a potential change in use for the golf course land. He stated that not providing water and wastewater service to the golf course parcel could lead to litigation. But providing service to the parcel at the expense of

existing citizens also could lead to litigation. To say that there will be "no cost" to current citizens is not sufficient. There should be no unfounded expectations on the amount of services that Donala can provide the next owner of this land, he wrote.

Kuharich also provided Petersen with a detailed list of his opinions on what the Donala staff should recommend to the board regarding golf course land zoning limitations and restrictions on Donala providing water and wastewater to the subsequent purchasers of the golf course land. He offered to work under Petersen to staff the golf course takeover.

There was a general concern that if the land were left unattended, it would become a public nuisance created by people on ATVs. There was considerable questioning about what options exist to have Donala protect quality of life and property values for property owners near the closed golf course in the current economic environment.


The directors said that Donala's service plan covers only the provision of water and wastewater services and does not include recreation, which would be performed by a Colorado metropolitan district.



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