

# Sopris Village Homeowners Association Water Plan

## OVERVIEW

The Sopris Village water system is aging beyond forty years. Existing water systems at this age are anticipated to deteriorate with continual breaks that need immediate repairs that can be difficult and expensive. The Board of Directors proactively began an investigation four years ago on the options available for this subdivision.

After meeting with several experts including engineering consultants, water lawyers, county representatives and water district representatives continually over the years, The Board determined four basic paths forward to replacing the water system that would benefit the community best:

- 1 - Internally manage the replacement of the water system as a board that includes oversight of the design, all permitting and management of construction. All water system maintenance responsibilities and ownership would remain.
- 2 - Hire a project manager to oversee the project for the Board at a cost. All water system maintenance responsibilities and ownership would remain.
- 3 - Formation of a Special District for funding the water system only. This option could utilize the project manager approach in Option 2.
- 4 - Request that the Mid-Valley Metro Water District handle our water system and release ownership rights to the system, excluding irrigation, wells and water rights.

## PROCESS

One of the first steps taken was hiring an engineering firm to assess the existing condition of the water system, provide a preliminary water plan and determine a cost estimate for the replacement of the water system. The estimate was \$3,000,000 and it is anticipated the cost has increased based on the current prices within the valley (for documentation, see Website Documents). Construction documents would need to be completed in order to understand the full ramification of costs including any alternatives. The Board has proceeded with SGM Consultants and the documents should be completed this summer.

The Board also analyzed how to collect the necessary funding. That analysis has been used in the annual increase of Association dues by approximately 6% per year (for documentation, see attached). The Board made this decision for the benefit of

the community to proactively build up the funds over time that are needed for the replacement regardless of further direction taken with the water system. In the future, this will lessen the impact of a large one time fee to each owner in the subdivision.

Understanding water rights is important to the Board as well as the community based on the input from surveys and the yearly meeting. The board has utilized two separate water lawyers to assess the value of our water rights to assure decisions are made based on accurate information. This process has been continual due to the importance of the issue to community. Please review all the information and correspondence on the Website for specifics on the estimated value.

Mid-Valley Metro Water District (MVMWD) has been contacted about our interest in possibly having them manage our water system because the Board wanted to thoroughly review all options available. The Board has only met with representatives of MVMWD for information purposes and has not proceeded with any formal negotiations or MVMWD Board action. The three major discussion points from these meetings are the following:

1. MVMWD would manage the water system, but there is no current interest in purchasing or using our water rights or wells.
2. MVMWD recommended utilizing the existing water system for the homeowners because they would not provide water for irrigation.
3. Handling our own irrigation would result in a significant savings in initial Tap Fees.

## CURRENT STATUS

The Sopris Village Homeowners Association Board of Directors has made **no decision** regarding which plan to use going forward. The Board has presented these options at the annual meeting and discussed specifics on the information researched. The Board has not proceeded in selling any water rights without notification to the Homeowners as rumored.

The water system is complex and the Board is continually working on obtaining the best information. Any major decisions would be discussed with all Homeowners prior to proceeding into process or replacement. The process is still in the very early stages of assessment and information will be delivered to the Homeowners as it continues.