



**REGULAR BOARD MEETING AGENDA
VALLEY MAINTENANCE CORPORATION
THURSDAY, FEBRUARY 19, 2026 – 6:30 PM**

Please join the meeting from your computer, tablet, or smartphone.

<https://video.cloudoffice.avaya.com/join/236337496>

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United States: +1 (213) 463-4500

Access Code / Meeting ID: 794-702-987

Board of Director	Title	Term
Bill Burton	President	2026 – 2028
Greg Koetter	Vice President	2026 - 2028
Sarah Gooding	Treasurer	2025 – 2027
Jay Oliver	Secretary	2024 – 2026
Leonard Miller	Secretary	2024 – 2026
Vacant	Secretary	2024 – 2026
Vacant	Secretary	2026 – 2028

Management Team

Kenny Case, ORC

WSDM Managers

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum
- b) Discussion and Approval of the Agenda
- c) Consider Approval of Meeting Minutes from January 15, 2026 (enclosed)

2) FINANCIAL MATTERS

- a) Review and accept January 2026 Unaudited Financial Status (enclosed)
- b) Review and accept Payables through the period ending February 19, 2026 (enclosed)
- c) Review of Billing and Collections Status
- d) Vectra Checking Account
 - i) Cancel outgoing ACH payment services
 - ii) Enable wire transfers for future outgoing payments
 - iii) Enable paperless statements
 - iv) Switch autopay from ECB to Vectra checking account

3) MANAGEMENT MATTERS

- a) WSDM Managers company name change

4) OPERATIONS

- a) Status of Current Capital Projects
- b) Open Directors seats

5) ADJOURNMENT

- a) The next regularly scheduled Board Meeting and Annual Meeting is scheduled for Thursday, March 19th, 2026, at 6:30 pm.



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
VALLEY MAINTENANCE WATER CORPORATION
HELD THURSDAY, JANUARY 15TH, 2026
AT 6:30 PM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Valley Maintenance Water Corporation was held on January 15th, 2026, at 6:30 pm, via tele/videoconference:

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Attendance:

Directors Attending Virtually

Bill Burton,	President
Greg Koetter,	Vice President
Jay Oliver,	Secretary
Leanord Miller,	Secretary
Mike Mallernee,	Secretary

Directors Absent

Sarah Gooding,	Treasurer
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Also in attendance were:

Amber Hardekopf,	WSDM Managers
Rebecca Harris,	WSDM Managers

1. Call to Order:

The meeting was called to order at 6:34 pm by Ms. Hardekopf.

2. Declaration of Quorum:

Ms. Hardekopf indicated that a quorum was present. With the unexcused absence of Sarah Gooding.

3. Approval of Agenda:

Ms. Hardekopf amended the agenda to add items 2d to discuss the Vectra checking account, 2e to discuss the ENT savings account, 2f to discuss the maturity of the CD in the PPCU account, and 3a to discuss timely website updates. Items 5a and 5b are to be removed as they were discussed at a previous meeting. Director Koetter motioned to approve the amended Agenda as discussed; seconded by Director Miller. Motion passed unanimously.

4. Approval of December 11th, 2025 Regular Board Meeting Minutes:

After review, Director Miller motioned to approve the December 11th, 2025, Regular Board Meeting Minutes; seconded by Director Koetter. Motion passed unanimously.

5. Financial Matters:

- a. Approve Unaudited Financial Reports through December 2025: Ms. Hardekopf presented the unaudited financials. After discussion, Director Miller motioned to approve the Unaudited Financial Reports through December 2025 as presented; seconded by Director Oliver. Motion passed unanimously.
- b. Ratify and Approve Payables through January 15th, 2026: Ms. Hardekopf presented the Payables and advised of the addition of invoice number 4205 for \$60.00 and 4206 for \$495.00 for Altitude Plumbing, and the December invoice for Case Water Treatment in the amount of \$17,525. After discussion, Director Oliver motioned to approve the payables, including the invoices for Altitude Plumbing and Case Water Treatment; seconded by Director Miller. Motion passed unanimously.
- c. Review of Billing and Collections: Ms. Hardekopf provided an update on the billing and collections for December.
- d. Vectra Checking Account:
 - i. Cancel outgoing ACH payment service: This item was tabled for next month when Director Gooding is available to discuss.
 - ii. Enable wire transfers for future outgoing payments: This item was tabled for next month when Director Gooding is available to discuss.
 - iii. Enable paperless statements: This item was tabled for next month when Director Gooding is available to discuss.
 - iv. Switch autopay from Eastern Colorado Bank to the Vectra Checking account: This item was tabled for next month when Director Gooding is available to discuss.
- e. ENT Savings Account: Director Gooding would like to have the fund transferred from the ENT savings account to the Vectra checking account. Director Koetter motioned to approve transferring the funds from the ENT to the Vectra checking account; seconded by Director Miller. Motion passed unanimously.
- f. PPCU CD Maturity: After discussion Director Koetter motioned to approve the redemption of the PPCU CD in account ending in 7606 for \$70,789.21; seconded by Director Miller. Motion passed unanimously.

6. District Manager's Report:

- a. Website Updates: Ms. Hardekopf advised that Mrs. Gooding wanted this addressed, as there were missing documents from the website. Ms. Hardekopf indicated that additional steps have been put into place to ensure these documents are uploaded to the website on time.

7. Operations:

- a. Discuss Meeting with Teller County: Director Miller stated he has been in touch with Brian from the county who is waiting to take his boss out to the site to look at things. Director Miller will reach back out to Brian to get an update from the County.
- b. Status of Current Capital Projects: Ms. Case presented the update, advising that the chlorine pump on system two exploded and has borrowed one there now. He advised getting three pumps for the case, in case one goes out, there will be one already available to install. The board agreed to have Director Koetter coordinate with Kenny regarding the pump replacement.

- c. Spring Valley Dam Committee / Water Augmentation: Mr. Case advised that this is on hold until spring, once the ice thaws. The board would like to review the Kullman engineering contract.

9. Adjourn: Ms. Hardekopf adjourned the meeting at 7:40 pm.

- a. The next regular monthly Board Meeting is scheduled for February 19th, 2026 at 6:30 pm.

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 15TH, 2026, REGULAR MEETING MINUTES OF THE VALLEY MAINTENANCE WATER CORPORATION.

Approved by: President of the Board



Statement of Financial Position

Valley Maintenance Corporation

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
103.4 PPCU #7606	70,789.21
103.5 PPCU #7605	70,885.60
103.8 PPCU #7800	7.58
103.9 PPCU #7604	67,172.12
104 Cash in Bank Vectra Bank	184,139.55
105 Eastern Colorado Bank -6141	10,844.78
107.1 Ent Credit Union Savings	316.44
108.1 Academy Bank - CD 6256	51,584.29
108.2 Academy Bank - CD 2722	55,678.51
108.3 Academy Bank - CD 4475	81,894.81
Total for Bank Accounts	\$593,312.89
Accounts Receivable	
Accounts Receivable (A/R)	-925.00
Total for Accounts Receivable	-\$925.00
Total for Current Assets	\$592,387.89
Fixed Assets	
150 Building	4,700.00
151 Land	15,643.00
152 Wells	55,929.63
153 Equipment	116,675.63
154 Improvements	220,234.46
160 Accumulated Depreciation	-79,527.09
Total for Fixed Assets	\$333,655.63
Total for Assets	\$926,043.52
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	12,095.96
Total for Accounts Payable	\$12,095.96
Total for Current Liabilities	\$12,095.96
Total for Liabilities	\$12,095.96
Equity	
302 Fund Balance - Unrestricted	832,898.89
Net Income	81,048.67
Total for Equity	\$913,947.56
Total for Liabilities and Equity	\$926,043.52

Statement of Activity
Valley Maintenance Corporation
January 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
402 Water Use Fees	91,518.00
Total for Income	\$91,518.00
Gross Profit	\$91,518.00
Expenses	
612 Bank Charges	80.13
626 District Management	5,000.00
635 Depreciation	2,358.88
661 ORC Fees	1,860.00
664 Postage/Shipping	278.22
668 Repairs/Maintenance	634.61
696 Utilities	913.33
Software	77.30
Total for Expenses	\$11,202.47
Net Operating Income	\$80,315.53
Other Income	
701 Interest Income	733.14
Total for Other Income	\$733.14
Net Other Income	\$733.14
Net Income	\$81,048.67



Valley Maintenance Corporation

Payment Request

2/19/2026

General Fund Account

Company	Invoice	Date	Amount	Comments
Core Electric Cooperative	43012911	1/27/2026	\$ 179.04	Autopay
Core Electric Cooperative	43013610	1/27/2026	\$ 22.12	Autopay
Core Electric Cooperative	43018910	1/27/2026	\$ 195.75	Autopay
Core Electric Cooperative	43087210	1/27/2026	\$ 42.32	Autopay
Core Electric Cooperative	43186610	1/27/2026	\$ 194.15	Autopay
Core Electric Cooperative	43359700	1/27/2026	\$ 203.60	Autopay
Core Electric Cooperative	43430500	1/27/2026	\$ 20.00	Autopay
Core Electric Cooperative	43438400	1/27/2026	\$ 56.35	Autopay
Galloway & Company, LLC	163492	1/16/2026	\$ 1,920.35	
John Thompson	90946	1/22/2026	\$ 930.00	
Kullman Water Engineering, LLC	626	2/2/2026	\$ 205.00	
Mailing Services Inc	21280	1/9/2026	\$ 18.76	
Mailing Services Inc	31302	1/27/2026	\$ 12.06	
Teller County Treasurer	R0000152	2/28/2026	\$ 93.36	
Teller County Treasurer	R0013581	2/28/2026	\$ 1.26	
Teller County Treasurer	R0013746	2/28/2026	\$ 0.64	
Teller County Treasurer	R0013747	2/28/2026	\$ 0.64	
Teller County Treasurer	R0013846	2/28/2026	\$ 0.64	
Teller County Treasurer	R0013880	2/28/2026	\$ 0.64	
Teller County Treasurer	R0013931	2/28/2026	\$ 0.64	
Teller County Treasurer	R0013935	2/28/2026	\$ 0.64	
Teller County Treasurer	R0044674	2/28/2026	\$ 0.64	
Utility Notification Center of Colorado	226011452	1/31/2026	\$ -	Do not pay UNCC invoices -- need to run down \$469.26 credit from 2023...
WSDM Managers	1293	1/31/2026	\$ 5,014.24	
Total:			\$ 9,112.84	