

**From:** Terry Lewand <tlewand@mac.com>  
**Date:** July 30, 2010 8:26:53 AM MDT  
**To:** "wfhoaboard@watkinsfarmcommunity.org Watkins Farm HOA Board"  
<wfhoaboard@watkinsfarmcommunity.org>  
**Cc:** Meeting Attendees  
**Subject:** **Water Reporting**

As those of you attending this weeks HOA Meeting observed, water reporting and more importantly community water management are a point of contention between Rich Pepe and myself. I should have managed my piece of the exchange better.

Our community is governed by a "Water Decree" identifying the maximum amount of water that can be consumed annually (195,510 gallons) by each home owner. As a part of the "Water Decree", "all Owners are subject to the jurisdiction and enforcement powers of the Colorado State and Division Engineers." Our continued access to free water is dependent on our collective compliance and should not be taken for granted. The "Water Decree" was the First Amendment to the Declaration of Covenants and was filed with the Arapahoe County Clerk and Recorder on March 18th, 2005.

When I joined the HOA Board in April 2008, community water management was one of my key interests. My request to understand reporting, review the data, and participate in the process were met with resistance. Reporting (Collection and Validation of readings) and a process for addressing owners using more water than defined by the decree were concerns. Neither validation nor a process for addressing Watkins Farm Homeowners that are non-compliant existed and it still does not exist.

I will feel comfortable reporting my water readings to the HOA Board when two conditions are met:

1. Demonstration of a method for validating readings, accuracy from quarter to quarter with the inclusion of an annual usage calculation.
2. A written process is established to address those owners using more water than allowed by the decree and a demonstration of the process being applied.

I am in complete compliance with state reporting and usage requirements, and am willing to have my usage information shared with the community.

As to the suggestion that my behavior as a Watkins Farm Homeowner is in opposition to the documents that established the HOA, look at my property and decide for yourself.

Lori, I am requesting that this communication be added as an amendment to the 7/28 meeting minutes.

Terry Lewand