

Francis John Hermanussen

1. We moved into the district in July, 2002.
2. Currently a Real Estate Broker, Property Manager, Real Estate Investment Consultant and Certified Negotiation Expert [™]. Real estate developer from 2000 – 2008. Previously was an Engineer for electrical power, controls, and automation of industrial processes including water treatment, pumping and distribution.
3. Cheri and I have 2 boys Brent (18) and Bryce (16) who were raised on Lookout Mountain Rd. We like to Ski, Hike, and Mountain Bike. Member Golden Lions Club. I have formed 2 HOA's as a developer and served 4 years as president and 8 years as board member of those and other HOA's. Our property in LMWD is not in an HOA or on a lateral shared with other owners so I'm neutral on those issues.
4. It's an opportunity to give back to and protect our community. Fairness, Openness, and Win-Win are my guiding principles and the District could benefit from those principles. The challenges coming to the District require a thoughtful, analytical, and action oriented person.
5. We have "first use" water supply, free from pharmaceuticals, mining effluent, and upstream pollutants. We have a good treatment plant and good storage facilities with potential for even more storage by raising the spillway on Beaver Brook Reservoir. We have a good basic structure, good people managing the District and several senior water rights in place.
6. Since we are so small, economies of scale are hard to reach. Lack of a long range plan for system maintenance and especially water supply in drought years. Our charter and regulations are almost 30 years old and need some updating to account for development pressures and to be fair to all members of the district including non-exempt taxpaying members and exempt members (For example AMI is using their property tax exempt status to get taxpaying neighbors to subsidize their church's water supply and fire flow needs. Not Fair!)
7. Fair treatment of the AMI situation to insure that, if they do build, they pay their fair share of the water district expenses even as a property tax exempt entity (The loss of John Roscoe as Chairman of the Board will make that and other negotiations even more challenging). Board credibility with members would benefit from more planning and open communications. Finding and repairing leaks that are identified by the new meters.
8. Minimizing water bills and property tax bills to the members. Quantifying our water shortage and evaluating options to avoid outages in drought years. Maintaining our system in the most cost efficient manner possible but providing clean and reliable water for our members.
9. Redefinition of what is a "tap" to account for total usage and peak flow (For example- How many taps would AMI need to buy or water rights would they need to bring to serve their proposed expanded church and how will they pay for any required infrastructure upgrades over the long term?) Quantify our water supply situation and probability of a shortage in drought years. Evaluate options such as conservation (Watering restrictions or High efficiency toilet rebate program?), leak repairs, increased storage at Beaver Brook Reservoir to carry us through droughts. Negotiate with Coors, Golden, and other water users to buy or trade for necessary water supply and/or storage rights (There are many win-win opportunities but we need to begin fact-based dialogue before another crisis puts us in a bad negotiating position).