



STIRLING RANCH – BOARD UPDATE

April 3, 2026

Dear Homeowners,

We held our second Board meeting of the year on March 18th. To keep you all up to speed, here are the two key actions we took:

We appointed the following homeowners who volunteered to be on the newly formed Fire Committee:

- Gregor
- Hugh
- Janice
- Jeane
- Mac and;
- Sandy

The Fire Committee will make recommendations to the Board about ways we can mitigate our wildfire risks and will explore becoming a Firewise Community. Additional information on Firewise Communities is [here](#).

We also adopted a Water Use Policy to formalize water use rules, require everyone to have a functioning water meter that monitors water use for the entire lot, and set penalties for lots that go over their respective water use limits. A copy of the policy is posted on the IMM site and can also be accessed [here](#).

We adopted this policy in response to homeowner feedback and to ensure that we comply with the State mandated amount of water that legally may be pumped from all wells, combined, and used within the subdivision as set forth in the State Water Court decrees and Division of Water Resources Well Permits.

This new Policy is **effective May 1st** to give everyone time to comply ahead of the coming irrigation season.



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One more quick update. Recently, the Colorado Water Quality Control Division (“WQCD”) reached out to us seeking more information about our water distribution system. Subsequently, the Water Committee met to discuss next steps with our engineers, Tom and Tony Zancanella.

The biggest issue to getting started is that we do not have an “as built” set of plans for our water system and there is substantial uncertainty about how the system is configured and what cross connections exist. So, our first step is to work with Aquatec and Zancanella to determine more precisely how the system was constructed. We really can’t proceed with the WQCD without knowing this, and it could take some time to fully understand.

Once we get this information, we will then need to understand how each of our wells performs, i.e., how many gallons per minute each well produces.

Assuming the WQCD determines we are a community water system; we will be required to do extensive quarterly water quality testing at each pumphouse and report those results to the State. This testing can be quite expensive. While we do not expect any budget impact this year, we will need to be mindful of these expenses going forward. Once we have a complete understanding of how our water distribution system is constructed and performing, we will work with WQCD to see if we can implement a plan to start the testing in the future.

Please feel free to reach out to any one of us with questions or feedback.

Sincerely,

Tony, Mac, Gregor, Janice, and Sandy

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