

Water Policy Letter

To: The Board of Directors, Red Table Acres HOA

Cc: Homeowners of Red Table Acres

Subject: Request for Reconsideration and Policy Review Concerning Mandatory BlueBot Implementation

Dear Directors and Fellow Homeowners,

We appreciate the Board's continued efforts to maintain and improve the Red Table Acres water system. However, the mandatory BlueBot initiative appears premature and disproportionate given current usage trends, legal water rights, hydrological conditions, and policy history.

This is not a statement in opposition to metering or responsible water management. Instead, this letter seeks a more proportional and data-supported approach that aligns with our actual consumption trends and water-rights protections.

Legal and Water-Rights Context

Red Table Acres holds a decreed annual water right of 40 acre-feet per year under Division 5 Water Court Case No. 89CW134 (Thunder River / Red Table Wells). That equals approximately 13,038,400 gallons annually.

The HOA's reported 2024 usage was approximately 6.8 million gallons—about 52% of the decreed right. No correspondence or action from the State Engineer indicates curtailment, legal exposure, or any requirement for additional monitoring technologies. Accordingly, mandatory BlueBot monitoring is not required for continuation of our water right or for regulatory compliance.

Hydrological Context

The Board's own system summary states: "Our wells have only seen modest drops in water level." This does not indicate hydrological decline or risk of resource depletion. The only historical exceedance of the decreed right resulted from a leaking tank—not homeowner consumption—and that leak has been repaired.

The system has operated well below the legal rights threshold since that repair. Even with year-over-year increases matching recent trends, overall use would remain far below our State-decreed limit.

Policy and Covenant Requirements

The Red Table Acres covenants require each home to have a working water meter. They do not require the purchase or installation of BlueBot or any specific proprietary hardware, nor do they mandate a remote reporting system. Covenant compliance is fully achievable without requiring BlueBot installation inside private residences.

Additionally, the HOA has not enforced individual metering or penalties for decades. If mandatory hardware were urgently required for legal or hydrological protection, enforcement would not have waited more than twenty years.

Alternative Solutions

Before requiring a proprietary monitoring system be installed on private property, the following more proportional steps should be taken:

- Ensure all homes comply with existing covenant requirements for water meters.
- Encourage voluntary reporting and homeowner education.
- Establish an 80% system-wide usage threshold as the trigger for mandatory enforcement.

At current usage, we are operating at approximately 52%.

- Review annually based on actual consumption, not projected risk.

These steps would address the Board's stated concerns without imposing a system that is not legally or hydrologically warranted.

Conclusion

Given that the HOA uses approximately half of its legal water, that wells remain stable, and that the past exceedance was caused by infrastructure rather than consumption, it appears premature to mandate BlueBot installation. A voluntary and compliance-first approach will protect both the shared water resource and homeowner autonomy while preserving the Board's ability to escalate controls if data eventually justifies it.

Thank you for your time and attention.

Respectfully,

Daniel Gageby

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