

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
APRIL 6, 2021

A regular meeting of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, April 6, 2021, at 6:30 p.m. at Lowell Ranch, 2330 S. I-25, Castle Rock CO. *Due to the current Douglas County COVID-19 restrictions, individual protective face masks were required for all attendees and social distancing of 6 feet was observed.*

ATTENDANCE

Directors In Attendance Were:

Russell Grant, President
Calvin Bills; Vice-President
Frank Strand; Secretary/Treasurer
Stephen Vrabel; Assistant Secretary/Treasurer

Also, In Attendance Were:

Josh Miller & Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins, Cockrel & Cole PC
Edward Ammon; 1728 Wildfire Circle
Ann Molner; 4219 Serenade Road
Larry Lomison; 501 Chandelle Road
Brian Harris; 426 Bell Star Circle

I. CALL TO ORDER

The meeting was called to order at 7:27 p.m. by Director Grant.

II. DECLARATION OF QUORUM/ DIRECTOR QUALIFICATIONS/ POTENTIAL CONFLICTS OF INTEREST

After each Director had summarily stated for the record the fact and nature of his or her respective private interest and stated that the determination to participate in voting or take any other action on any contract or other matter in which he or she may have a private interest would be made in compliance with Section 24-18-109(3)(a) and (b), C.R.S., on an *ad hoc* basis, the Board turned its attention to the remaining agenda items.

Potential Conflicts of Interest: All of the Directors had previously filed Disclosure of potential conflict of interest statements with the Board and the Secretary of State in accordance with statutory requirements. Such conflicts arise because each Director is also a Director on BMR Metropolitan District ("BMRMD"). The BMRMD has entered into and may from time to time enter into additional agreements with Consolidated Bell Mountain Ranch

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Metropolitan District.

All disclosures of potential conflict of interest statements, whether filed for this meeting or previously filed, are deemed continuing in nature and are incorporated into the record of this meeting. All Directors stated that the participation of at least three of them in the meeting was necessary to obtain a quorum of the Board or otherwise enable the Board to act.

III. APPROVAL OF AGENDA

The Board requested item VI-H be deferred to the May Board meeting. Added Item VI.I, owner query regarding prairie dogs at 455 Bell Star Circle.

Upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the Agenda as amended.

IV. COMMUNITY COMMENTS

A. Public Comment: Mr. Lomison discussed the need for radon gas testing in BMR residents' homes. The Board confirmed that testing for radon gas is the responsibility of the homeowner.

V. MANAGER'S REPORT/ ADMINISTRATIVE MATTERS

A. Edward Ammon and Oath of Office: Director Grant administered the Oath of Office to Mr. Ammon. The Oath of Office must be filed with the County clerk before Director Ammon can vote on items as a Board member.

B. Election of Officers: Upon a motion duly made by Director Grant, seconded by Director Strand and, upon vote, unanimously carried, the Board appointed Mr. Ammon to the Board as Assistant Secretary/Treasurer. All other slate of officers remained the same.

C. Review and Consider approval of the Minutes of March 2, 2021 and March 29, 2021 Special Meetings: Upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the March 2, 2021 and March 29, 2021 Special Meeting Minutes.

D. Review and Consider approval of the Cash Requirements Report (CRR) for February Totaling \$14,173.16 Including BMR Water Usage Totaling \$110: Director Grant reviewed the CRR with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the February CRR totaling \$14,173.16 including the BMR water usage totaling \$110.

E. Review and Accept February 28, 2021 Financial Statements: Director Grant reviewed the Financial Statements with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the February 28, 2021 Financial Statements.

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F. Review and Accept Cash Position Report as of April 2021: Director Grant reviewed the Cash Position Report with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the April 2021 Cash Position Report.

G. Update to the Accounts Payable (AP) Process: This topic was discussed in the BMRMD Board meeting.

VI. DIRECTOR ITEMS

A. Trail Updates, Director Bills: Director Bills stated the log benches have been delivered and APM will install once the trails are dry.

B. APM Updates- Director Bills: Director Bills noted the monthly drive around the ranch is complete and future work/ maintenance and repair items have been noted and marked. Activation of the irrigation systems will begin in early May.

C. BMR Fire Mitigation Proposal – Director Bills: Director Bills stated he will begin mapping the BMR Open Space areas and C Zones that will be inspected for fire mitigation efforts. Correspondence will be sent to homeowners to inform them that they may see individuals on their “C” zone property conducting inspections.

D. HydroSystems Irrigation System Construction Documents – Director Bills: Director Bills informed the Board that the construction documents are being finalized, and the construction Request for Proposal is forthcoming.

E. BMR Entrance Logs – Director Vrabel: A proposal from a local vendor has been solicited to replace the weathered logs spanning the front entrance of BMR. The proposal is due on April 15, 2021. Director Vrabel will evaluate and present findings to the Board at the May Board meeting.

F. Community Park Plan Update- Director Vrabel:

Park Improvement – Restroom. Director Vrabel stated that there are three options for the Board to consider:

- 1) Leave current restroom as is. Director Bills stated that APM is currently maintaining the existing restroom on weekly basis, and that a sanitary station has also been installed in the restroom.
- 2) Build one additional restroom.
 - a. One (1) additional dry restroom would increase the current capacity to a total of two (2).
 - b. Estimated cost is approx. \$35k.
- 3) Build a new complete wet restroom for men and women, including a separate storage space. Estimated cost is over \$100k. A wet restroom would need to be winterized during freezing weather to prevent damage to the

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plumbing. Currently, CBMRMD does not have funds available to support a capital expenditure of this magnitude.

Since the Board did not approve any action regarding the restroom for 2021, Ann Molner broached possibility of using the funds allocated in the CBMRMD 2021 budget for Park Improvements for construction of a 2-5 yr old tot playground area. Further study is needed regarding this item to define the installation costs for a curbed, mulched area to contain the proposed playground equipment, as well as the specific costs for the proposed pieces of playground equipment.

G. IREA Project Along Glade Gulch Road Update – Director Strand:

Director Strand stated this project begins on April 26th with four days to complete the boring work near the railroad.

H. Proposal to Plant Trees in “C” Zone – 1282 Riva Rose Circle: Item was deferred to the May 2021 meeting.

I. Prairie Dogs at 455 Bell Star Circle: The homeowner queried the HOA and CBMRMD regarding actions needed to control prairie dogs observed on the property. Director Bills will research this issue.

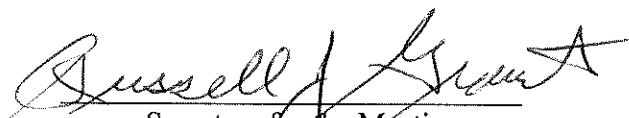
**VII. ATTORNEY
MATTERS**

A. Executive Session: No Executive Session was necessary.

**VIII.
ADJOURNMENT**

Director Grant adjourned the meeting at 8:21 p.m.

Respectfully submitted,


Secretary for the Meeting