

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BMR METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
JULY 6, 2021

A regular meeting of the Board of Directors of the BMR Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, July 6, 2021, at 6:00 p.m. at Lowell Ranch, 2330 S. I-25, Castle Rock, CO. *All attendees had been vaccinated for COVID-19 and were not required to wear individual protective masks.*

### ATTENDANCE

#### Directors In Attendance Were:

Russell Grant; President  
Frank Strand; Secretary/Treasurer  
Ed Ammon; Assistant Secretary/Treasurer

The absence of Directors Bills and Vrabel were excused.

#### Also, In Attendance Were:

Josh Miller, CliftonLarsonAllen LLP  
Tim Flynn; Collins, Cockrel & Cole PC  
Ann Molner, 4219 Serenade Road  
Bruce Vinson,  
John Anderson,  
Larry Lomison,

### I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Director Grant. 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.

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

**Disclosure of 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 Consolidated Bell Mountain Ranch Metropolitan District. The BMR Metropolitan District has entered into and may from time to time enter into additional agreements with Consolidated Bell Mountain Ranch 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.

**Quorum and location of meeting:** The Board confirmed a quorum and the location of the meeting. Upon a motion duly made by Director Grant, seconded by Director Strand and, upon vote, unanimously carried, the Board noted and excused the absence of Directors Vrabel and Bills.

### III. APPROVAL OF AGENDA

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

### IV. COMMUNITY COMMENTS

**Public Comment:** Mr. Vinson asked about the wooden stakes near the home shutoff valves. Director Strand clarified and detailed that it was part of the District's mapping and location efforts.

### V. WATER OPERATOR

**A. Monthly System Report:** ORC was not present and Director Grant provided brief specifics to the report that was submitted as follows:

- All sampling was completed for the month.
- Continued looking into zero reads water meters. The homeowners have been contacted and appointments have been made to check the functionality of these meters.
- Inland Potable Services cleaned and inspected the two BMR water storage tanks on Bell Mountain on the 17th of May 2021. ORC was not on site during the cleaning and inspection and recently received the inspection reports in the mail. ORC will provide the Board with a copy of the inspection reports and a copy will remain at the treatment plant as well.
- Installed new water meter at 1555 King Mick Court.
- Installed new water meter 1610 Dusty Ross Court.

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- Checked service line for leak at 4175 Enchantra Circle. No leak was detected. Flushed the water main on King Mick Court.
- Received low pressure report on Young Circle. Verified the proper operation of the two pressure reducing valves that serve Young Circle. Checked air release valve on Young Circle and the pressure at the fire hydrant on Young Circle. Found all to be acceptable. Called homeowner who reported low pressure to advise them that all was satisfactory within the District.
- We are still waiting for the radiator for the generator at the well site. Power Systems West does not have a firm arrival date for the radiator.
- The Denver Well X-Reporter software failed to collect data for the month of June. Mountain Peaks was contacted to repair the software.
- The routine maintenance of valve exercising is continuing throughout the distribution system. When this completed a full report will be provided with observations, issues, and corrective actions.

### VI. ENGINEER ITEMS

None.

### V. MANAGER'S REPORT/ ADMINISTRATIVE MATTERS

**A. Review and Consider Approval of the June 1, 2021 Regular Meeting Minutes:** Upon a motion duly made by Director Ammon, seconded by Director Strand and, upon vote, unanimously carried, the Board approved the June 1, 2021 Regular Meeting Minutes, subject to final legal review.

**B. Review and Consider Approval of CRR for May 2021 Totaling \$42,126.75:** Director Grant reviewed the CRR with the Board. Upon a motion duly made by Director Strand, seconded by Director Ammon, and, upon vote, unanimously carried, the Board approved the May 2021 CRR Totaling \$42,126.75.

**C. Review and Accept Cash Position Report as of June and July 2021:** Director Grant reviewed the Cash Position Report with the Board. Upon a motion duly made by Director Ammon, seconded by Director Strand, and, upon vote, unanimously carried, the Board accepted the June and July 2021 Cash Position Report.

#### **D. Monthly Water Reports Summary:**

- **Consumption & Charges Report:**
- **High Consumption Water Usage Report:**
- **Leak and Landscaping Credit Approval Reports:**
- **Zero and No Read Meter Reports:**
- **Watch List:**
- **Tap Fee Tracking:**

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Mr. Miller reviewed the reports with the Board. Upon a motion duly made by Director Strand, seconded by Director Grant, and, upon vote, unanimously carried, the Board accepted the reports.

**E. Update on Transfer of Accounts Payable Processing to Simmons & Wheeler P.C.:** There was no discussion, and this item was tabled.

**F. Update on Backflow Preventer Inspections:** Mr. Miller provide an update to the Board stating that currently 42 homes are at 14%.

### VIII. DIRECTOR ITEMS- ACTION

**A. Discuss Status of Proposed City of Castle Rock Water Supply for BMR – Directors Vrabel and Grant:** Director Grant stated that this process is moving along. Mr. Flynn will continue to work with the Title Company.

**B. Update on Needed Repairs to the Arapahoe Well – Director Grant:** Director Grant provided an update to the Board and reported that work has begun and they are removing the remaining old pipe and bringing in new pipe. He stated that the Arapahoe Well should be operational within 7-10 days.

**C. Other:** None.

### IX. ATTORNEY MATTERS

**A. Executive Session, if needed, and called in accordance with 24-6-402 (4) (b) (c) (d) (f) or (g) CRS regarding matters that may be subject to negotiation, receiving legal advice or potential personnel matters relating to water service from Castle Rock and internal Board governance matters.**

Executive Session was not necessary, and no action was taken.

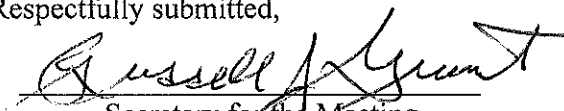
### X. OTHER BUSINESS

None.

### XI. ADJOURNMENT

Director Grant adjourned the meeting at 6:29 p.m.

Respectfully submitted,

  
Secretary for the Meeting