

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
FEBRUARY 2, 2021

A special meeting of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, February 2, 2021, at 6:30 p.m. **Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via Microsoft Teams. The meeting was open to the public.**

Attendance

Directors In Attendance Were:

Russell Grant, President
Calvin Bills, Treasurer
Frank Strand, Secretary
Stephen Vrabel, Assistant Secretary

Also, In Attendance Were:

Josh Miller & Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn, Esq.; Collins Cockrel and Cole
Ann Molner; 4219 Serenade Road
Rich Oppman; Resident
Dorry & Mike Brewer; Joe Castillo, Edward Ammon and Shane Forbes;
Residents

Call to Order

Director Grant called the meeting to order at 6:46 p.m.

Declaration of
Quorum/Director
Qualification/
Disclosure of Potential
Conflicts of Interest

The Board had previously filed Disclosure of Potential Conflict of Interest Statements with the Board and with the Secretary of State in accordance with statutory requirements. Such conflicts arise because each Director is also a Director on the Bell Mountain Ranch Metropolitan District. The Consolidated Bell Mountain Ranch Metropolitan District has entered into and may from time to time enter into additional agreements with the BMR 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.

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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. Director Grant confirmed that the revised Microsoft TEAMS meeting notices have been posted at Lowell Ranch (normal meeting location) and the website.

Approval of Agenda

The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Strand, seconded by Director Bills, and upon vote unanimously carried, the Board approved the Agenda as amended with an addition of a community park plan discussion (Item 7-F).

Community Comments

None.

Board Resignation

The Board acknowledged the resignation of Steve Luthy effective January 21, 2021.

Manager's Report/ Administrative Matters

A. Review and Consider Approval of the Minutes of January 5, 2021 Special Meeting

Director Grant reviewed with the Board. Following review and discussion, upon a motion duly made by Director Strand, seconded by Director Bills, and upon a vote unanimously carried, the Board approved the January 5, 2021 Minutes, as presented.

B. Review and Consider Approval of CRR (Cash Requirements Report) for December Totaling \$19,434.99 including BMR Water Usage Totaling \$110

Director Grant reviewed with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills, and upon a vote unanimously carried, the Board approved the CRR (Cash Requirements Report) for December Totaling \$19,434.99 including BMR Water Usage Totaling \$110.

C. Review and Accept December 31, 2020 Financial Statements

Director Grant reviewed with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills, and upon a vote unanimously carried, the Board accepted the December 31, 2020 Financial Statements.

D. Review and Accept Cash Position Report as of February 2021

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

Director Discussion

A. Trail Updates – Director Bills

Director Bills updated the Board. He stated that the trail benches will be delivered to their sites sometime this month.

B. APM Updates – Director Bills

Director Bills updated the Board. He reported that Mark Williams will no longer hold the position of superintendent, and that Barb McKillit will take his place. He also stated that the bent delineators will be replaced beginning next week, and Bell Mountain Ranch Drive grating will begin this Spring.

C. BMR Fire Mitigation Proposal – Director Bills

Director Bills updated the Board. Mr. Flynn has confirmed that the District has jurisdiction to remove potential fire hazards from C-zones for the purpose of protecting and preserving open space. Mr. Flynn also stated that FireWise will mark the materials slated for removal and submit the corresponding data to the District to assist in soliciting proposals. Director Bills reported that he will work with Mr. Flynn and District Management on drafting a letter to residents in advance of any work commencing.

The Board directed Director Bills on working with FireWise, CLA, and Mr. Flynn on the outreach of such matters, and coordinating with Douglas County and the National Forest Service on project planning.

D. HydroSystems Irrigation System Construction Documents – Director Bills

Director Bills updated the Board. He reported that HydroSystems is working on a preliminary set of drawings to review, and a contract is currently in the process of revision with a not to exceed amount of \$6,200. The Board agreed to use the information from HydroSystems drawings to bid the subsequent work.

The Board discussed raising the former not to exceed amount from \$5,000 to \$6,200. Upon a motion duly made by Director Strand, seconded by Director Vrabel, and upon a vote unanimously carried, the Board approved the increase of the former not to exceed amount from \$5,000 to \$6,200.

E. BMR Entrance Logs – Director Bills

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Director Strand stated that he will meet with the vendor, Knothead, on February 8, 2021 to inspect the entrance logs. He reported that APM will coordinate to direct traffic during the inspection.

F. Community Park Plan Update

Director Vrabel requested that the Park Improvement Committee will reconvene before the March meeting to review the cost priority log. He stated that after this meeting and the revision of the cost priority log, he will bring a recommendation to the Board to consider scheduling a special meeting.

Attorney Items

A. Status of Bell Mountain Equestrian Center Easements

Mr. Flynn updated the Board. He noted that Director Grant currently has nine signed easements ready to be recorded. Director Grant stated that he will mail the completed easements to Mr. Flynn's office for electronic recording.

B. Consider Approval of Resolution 2021-2-1, Revised CORA

Mr. Flynn reviewed with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills, and upon a vote unanimously carried, the Board approved the Resolution 2021-2-1, Revised CORA.

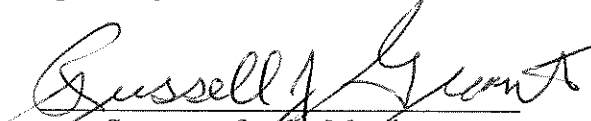
C. Other

Mr. Flynn reported that he received an email from Calstrum Energy. He stated that he will work with the City of Castle Rock before moving forward with Calstrum Energy.

Adjournment

There being no further business to come before the Board at this time, Director Grant declared the meeting adjourned at 7:40 p.m.

Respectfully submitted,


Secretary for the Meeting