

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BELL MOUNTAIN RANCH METROPOLITAN DISTRICT (THE
“DISTRICT”)
HELD
MARCH 2, 2021

A special meeting of the Board of Directors of the Bell Mountain Ranch Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, March 2, 2021, at 6:00 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; Vice-President
Frank Strand; Secretary/Treasurer
Stephen Vrabel; Assistant Secretary/Treasurer

Also, In Attendance Were:

Josh Miller & Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins Cockrell & Cole
Tom Schubert; ORC
Shane Fobes; Member of the Public
Dave Martin; 3211 Autumn Sun Circle
Ann Molner; 4219 Serenade Road

CALL TO ORDER

The meeting was called to order at 6:02 p.m. by Director Grant.

ADMINISTRATIVE ITEMS

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 Bell Mountain Ranch Metropolitan District has entered into and may from time to time enter into additional agreements with Consolidated 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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Approval of Agenda: 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.

The Board determined to remove the Executive Session item from the Agenda. Upon a motion duly made by Director Strand, seconded by Director Bills, and upon vote unanimously carried, the Board approved the Agenda as amended.

Public Comment: Mr. Martin expressed discontent with billing and interactions with water operations. His home needs a new transmitter installed and ORC will be dispatched tomorrow.

WATER OPERATOR

Monthly System Report: Mr. Schubert provided his report to the Board as follows:

- All sampling was completed for the month.
- Assisted Water Technology Group removal of Booster Pump #1 and seal leak around pump sole plate.
- Assisted Mountain Peaks Controls with replacing the motor starter on Booster Pump #1.
- Installed new starter on the High Service Pump.
- Received a proposal from Power Systems West for the repairs of the generator at the Treatment Plant. The cost of these repairs will be \$15,995.62 less freight. They are unsure of the lead time on parts. They asked if they wanted us to have the parts overnight if this is an option. They did not know the cost of the overnight shipping.
- Assisted Evoqua with repairs to the softener controller units. There were problems with the new softener heads that were allowing raw water to be bypassing the filter going to waste. In addition, the first 3 softeners were not regenerating due to a glitch with the 4th. This has decreased the potency of the backwash water and may have contributed to passing the wet test.
- The excavation for search of the curb stop at 3345 Medallion Road has been filled in.
- ORC has been gathering and recording baseline data on all PRV's that will become part of routine maintenance on the distribution system.
- As part of the routine maintenance program for the distribution system, valve exercising has begun and will be recorded.
- ORC responded to a complaint of variable pressure on Winterhawk on 2/26 and found the pressures to be consistent at that time. The Board asked ORC to compile a written maintenance plan.

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ENGINEER ITEMS

None.

MANAGER MATTERS

Review and Consider Approval of February 2, 2021 Special Meeting

Minutes: Director Grant reviewed with the Board. Upon a motion duly made by Director Strand, seconded by Director Grant, and upon vote unanimously carried, the Board approved the February 2, 2021 Special Meeting Minutes.

Approval of CRR for January 2021 Totaling \$39,685.28: Director Grant reviewed with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills, and upon vote unanimously carried, the Board approved the January 2021 CRR totaling \$39,685.28.

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

Monthly Water Reports Summary: Mr. Miller reviewed with the Board the following reports and stated there was one high consumption letter sent and one transmitter that needs to be replaced at 3211 Autumn Sun Circle.

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

The Board reviewed and accepted the reports.

Update on Backflow Preventer Inspections: Director Grant reviewed the Tier 2 notification sent to the District customers with the March billing. He stated two new backflow preventer reports were received by the District in February. The Board discussed setting a July 31st deadline for all BFP reports. Mr. Flynn is updating the District's backflow/cross-connection rules and regulations. The update will include additional enforcement mechanisms for the District with regard to homeowners who do not submit tests by the deadline.

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DIRECTOR
DISCUSSION
ACTION

Discuss Status of Proposed City of Castle Rock Water Supply for BMR – Directors Vrabel and Grant: Director Grant stated that the City of Castle Rock is still reviewing the proposed agreement and will send revisions to him and Mr. Flynn once being reviewed.

Update on Needed Repairs to the Arapahoe Well – Director Grant: Director Grant stated that last week an 8 hour test was successfully conducted. He is soliciting a proposal from Colorado Pump to install a new pump.

Other: None.

ATTORNEY
ITEMS

No report.

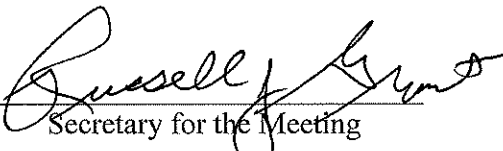
OTHER
BUSINESS

Director Grant stated he submitted a modification request to extend the District's compliance period under its current discharge permit to CDPHE, but has not yet received a response.

ADJOURNMENT

Director Grant adjourned the meeting at 7:00 p.m.

Respectfully submitted,


Secretary for the Meeting