

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
AUGUST 2, 2022

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, August 2, 2022, at 6:30 p.m. at Lowell Ranch, 2330 S. I-25, East Frontage Road, Castle Rock, CO 80104.

ATTENDANCE

Directors In Attendance Were:

Russell Grant, President
Calvin Bills; Vice President
Frank Strand; Secretary/Treasurer

Director Vrabel was absent and excused.

Also, In Attendance Were:

Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC
John McKillip, Jr.; APM
Eric Sztanko; 1756 Wildfire Circle

I. CALL TO ORDER

Director Grant called the meeting to order at 7:11 p.m.

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

Potential Conflicts of Interest: All Directors previously filed Potential Conflict of Interest Disclosure Statements with the Board and the Secretary of State. Such disclosures were filed because: (i) each Director is a Director of the BMR Metropolitan District ("BMRMD"); and (ii) the functions of each District overlap at times, and there are now and may be in the future intergovernmental agreements between the two Districts. All Potential Conflict of Interest Disclosures whether filed for this meeting or previously filed are deemed continuing in nature and are incorporated into the record of this meeting.

Confirm Quorum and Location of Meeting: All Directors stated that the participation of at least three (3) Board members in the meeting was necessary to obtain a quorum of the Board or otherwise enable the Board to act. The Board confirmed a quorum and the location of the meeting.

Upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board excused the absence of Director Vrabel.

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III. APPROVAL OF AGENDA

Correct Item VII.g. to read VII.e Add Item VIII.a. Resolution No. 2022-7-1. 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

Public Comment: None.

V. APM PROJECT STATUS REPORT

Mr. McKillip presented a report to the Board.

- a. Traffic Signs. Completing work for 5 new speed limit signs and “No Outlet” signs.
- b. Grading eroded equestrian trails. Doing extensive work on Ed Young Trail.
- c. Several items waiting for issuance of work orders by CBMRMD.

VI. MANAGER’S REPORT/ ADMINISTRATIVE MATTERS

A. Review and Consider Approval of the Minutes of July 6, 2022 Special Meeting: Following review, upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the July 6, 2022 Special Meeting Minutes as presented.

B. Review and Consider Acceptance of July 2022 Bill.com claims report totaling \$36,316.95 including BMR Water Usage Totaling \$1,770.00: Director Grant reviewed the Bill.com claims with the Board. Following review, upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the July 2022 Bill.com claims report totaling \$36,316.95 including the BMR water usage totaling \$1,770.00 as presented.

C. Review and Accept July 31, 2022 Unaudited Financial Statements: Director Grant reviewed with the Board. Following review, upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the July 31, 2022, Unaudited Financial Statements as presented.

D. Review and Accept Cash Position Schedule as of August 2022: Director Grant reviewed the August 2022 Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the August 2022, Cash Position Schedule as presented.

VII. DIRECTOR ITEMS

A. Update on Comcast Cable Install – Director Strand: Director Strand noted that the design plan submitted by Comcast contained several deficiencies and was returned to Comcast. A work permit will not be issued until the design is approved and easements for road crossings are in place.

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B. Metro District Materials Management/Laydown Yard Location Updates – Directors Bills, Strand & Vrabel: Director Bills presented a draft plan for Board review and will develop a cost estimate for presentation at the September Board meeting.

C. Status of Chip Seal Paving Project – Director Grant: Director Grant updated the Board stating that the gravel for the work has already been stockpiled at the Community Park and that paving work is scheduled to begin on August 5th. Once started, the paving work should not take more than five days. Striping work by Kolbe Striping will follow by mid-September.

D. Equestrian Trails Update - Director Bills: Director Bills informed the Board of modifications needed in trail routings. The Board directed Director Bills to proceed with the proposed modifications.

E. Other: None.

VIII. ATTORNEY MATTERS

A. Resolution No. 2022-7-1. A Resolution Calling for a November 8, 2022, Special Election Authorizing an Election on the Question of a Property Tax Increase and Appointing a Designated Election Official:

Mr Flynn explained that an IGA between the Douglas County Clerk and Recorder and the CBMRMD is needed regarding the conduct and administration for this item in General Election on November 8, 2022. Mr. Flynn presented and reviewed the IGA with the Board. Following review and discussion, upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board approved Resolution No. 2022-7-1 and the IGA with Douglas County Clerk and Recorder.

B. Other: None.

IX. OTHER BUSINESS

A. Confirm Quorum for September 6, 2022 Board Meeting Date: The Board confirmed that a quorum should be available for the September 6, 2022 Board meeting.

X. ADJOURNMENT

There being no further business to come before the Board at this time, Director Grant adjourned the meeting at 8:16 p.m.

Respectfully submitted,

Secretary to the Meeting