

# RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN  
DISTRICT (THE "DISTRICT")  
HELD  
MARCH 1, 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, March 1, 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  
Frank Strand; Secretary/Treasurer  
Steve Vrabel; Assistant Secretary/Treasurer  
Edward Ammon; Assistant Secretary/Treasurer

Director Bills was absent and excused.

### Also, In Attendance Were:

Josh Miller & Nic Carlson; CliftonLarsonAllen LLP  
Tim Flynn; Collins, Cockrel & Cole PC  
Ann Molner; 4219 Serenade Road  
John McKillip, Jr.; APM

## I. CALL TO ORDER

Director Grant called the meeting to order at 7:00 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 Ammon and, upon vote, unanimously carried, the Board excused the

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absence of Director Bills.

### III. APPROVAL OF AGENDA

Director Grant requested to add Item VII-D to discuss School Bus Top Location. Upon a motion duly made and seconded, 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, Jr. provided an update to the Board and reviewed the project list as follows:

Stop Sign replacement – 90% complete. Balance weather dependent.  
Riprap install at all remaining walking path runoff gutters – est start date: 5-1-2022

Delineators at Steven's Ranch – complete

Rock at Entrance – waiting for work order

Repair irrigation at park, remove obsolete piping- waiting for work order.

Replace speed limit signposts – waiting for work order

Grading of five eroded equestrian trails – waiting for work order

Future Projects: walking path repairs, repair irrigation at entrance.

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

**A. Review and Consider Approval of the Minutes of February 1, 2022 Special Meeting:** Following review, upon a motion duly made by Director Strand, seconded by Director Ammon and, upon vote, unanimously carried, the Board approved the February 1, 2022 Special Meeting Minutes as presented.

**B. Review and Consider Acceptance of February 2022 Bill.com claims report totaling \$50,752.63 Including BMR Water Usage Totaling \$110.00:** Director Grant reviewed the Bill.com claims with the Board. Following review, upon a motion duly made by Director Vrabell, seconded by Director Strand and, upon vote, unanimously carried, the Board accepted the February 2022 Bill.com claims report totaling \$50,752.63 including the BMR water usage totaling \$110.00 as presented.

**C. Review and Accept Cash Position Schedule as of March 1, 2022:** Director Strand reviewed the March 1, 2022 Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Strand, seconded by Director Ammon and, upon vote, unanimously carried, the Board accepted the March 1, 2022, Cash Position Schedule as presented.

### VII. DIRECTOR ITEMS

**A. BMR Fire Mitigation Project – Director Ammon:** Director Ammon provide an update to the Board noting that progress continues to be made,

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but no deliverables are available yet. The agreement with the State Department of Forestry has been executed. Discrepancies will be addressed before maps are delivered to the District.

**B. BMR Entrance Logs Replacement – Director Vrabel:** Director Vrabel provided an update. The survey that was released to the Community via Survey Monkey to solicit input regarding the four options being considered for replacing the logs ended on 18 February. A total of 238 responses were received for the most preferred option. The results for the most preferred option are as follows:

Option 1: Curved single truss design (est cost \$115-\$125k): 135

Option 2: Three horizontal 6” tubes (est cost \$107-\$120k): 75

Option 3: Remove logs with 2’-3’ extending on each side of supports (est cost \$20-\$25k): 18

Option 4: Cut off existing logs flush with the face of the supports (est cost \$40-\$45k): 10

Following review and discussion, upon a motion duly made by Director Grant, seconded by Director Ammon and, upon vote, unanimously carried, the Board selected Option 1 for the design concept. The Board decided to pursue obtaining a design for Option 1 using a design-build contracting procedure. Mr. Flynn will prepare a Resolution for the next meeting that will allow a design-build contracting procedure to be used. Actual replacement of the logs may be delayed, pending a Board decision on the timing for repairing/ paving Glade Gulch Rd.

**C. Update on Election Scheduled for May 3, 2022 – Director Grant:**

Director Grant provided an update to the Board. As of the cut-off date for the submission of Self-nomination and Acceptance forms which was February 25, 2022, a total of four Self-nomination forms have been submitted as follows:

- a. Two nominees for the single one-year term starting on 3 May 2022.
- b. Two nominees for the two three-year terms starting on 3 May 2022.

The election is scheduled to be held on May 3, 2022, at the appointed polling place, which is the CALF meeting hall at Lowell Ranch. The Designated Election Official for this election is Crystal Schott.

**D. School Bus Parking Location:** Director Vrabel informed the Board that he has been in contact with the Director of Transportation for the Douglas County School District regarding the possibility of moving the current bus stop location from Autumn Sun Circle to the loop road adjacent to the BMR Community Park. Communications are ongoing.

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E. Guardrail Repair: Director Strand updated the Board. The District has been in contact with the responsible homeowner. The initial cost estimate for the repairs is \$5,000 to \$6,000. The guardrail is located on Glade Gulch Road located near the intersection with Riva Rose Circle. Discussions with the homeowner are ongoing.

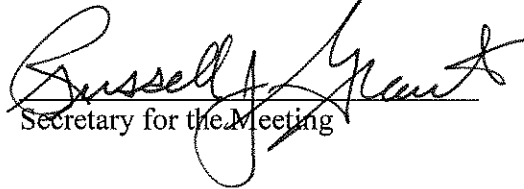
### VIII. ATTORNEY MATTERS

**A. Other:** None.

### IX. ADJOURNMENT

There being no further business to come before the Board at this time, Director Grant adjourned the meeting at 8:23 p.m.

Respectfully submitted,

  
Secretary for the Meeting