

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
MARCH 7, 2023

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 7, 2023 at 6:00 p.m. at Lowell Ranch, 2330 S. I-25, East Frontage Road, Castle Rock, CO 80104.

ATTENDANCE

Directors In Attendance Were:

Russell Grant, President
Steve Vrabel, Vice President
Frank Strand, Secretary/Treasurer
Ed Ammon, Assistant Secretary/Treasurer
Jay Smith, Assistant Secretary/Treasurer

Also, In Attendance Were:

Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC
Ann Molner; 4219 Serenade Road
Molly Rowells; 1253 Rosewind
Heather Raney; 1252 Nightfire Circle
Dan Foster; 4559 Mariposa Road
Gwen Kalvelage; 3983 Bell Mountain Drive
Kathy & Doug Sampson; 4601 High Spring Road
Doug Deleff; 4608 High Spring Road

I. CALL TO ORDER Director Grant called the meeting to order at 6:02 p.m.

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

Quorum, Disclosure of Conflicts: A quorum was confirmed. No Conflict-of-Interest Disclosures were necessary.

III. APPROVAL OF AGENDA

Director Strand amended the Agenda to add item 8H: Resident requests for park improvements. Upon a motion duly made by Director Ammon, seconded by Director Vrabel and, upon vote, unanimously carried, the Board amended the Agenda for additional Item 8H.

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IV. COMMUNITY COMMENTS

Public Comment: None.

V. APM PROJECT STATUS REPORT

There was no report provided this month.

VI. MANAGER'S REPORT/ ADMINISTRATIVE MATTERS

A. Review and Consider Approval of the Minutes of February 7, 2023 Regular Meeting: Director Grant reviewed the February 7, 2023 Regular Meeting Minutes with the Board. Following review, upon a motion duly made by Director Vrabel, seconded by Director Strand and, upon vote, unanimously carried, the Board approved the February 7, 2023 Regular Meeting Minutes as presented.

VII. FINANCIAL MATTERS

A. Review and Consider Acceptance of January 2023 Bill.com claims report totaling \$29,804.16 including water fund costs: Director Grant reviewed the February 2023 Bill.com claims report with the Board. Following review, upon a motion duly made by Director Vrabel, seconded by Director Strand and, upon vote, unanimously carried, the Board accepted the February 2023 Bill.com claims report totaling \$29,804.16 including water fund costs, as presented.

B. Review and Accept Cash Position Schedule as of March 2023: Director Grant reviewed the March 2023 Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Vrabel, seconded by Director Strand and, upon vote, unanimously carried, the Board accepted the March 2023 Cash Position Schedule, as presented.

VIII. DIRECTOR ITEMS

A. Update on Fire Mitigation Project State & County Grant Awards – Director Ammon: Director Ammon updated the Board noting that the documentation for the award is being completed, including an estimated project implementation schedule. Bidding documents will be developed. The project implementation is expected to take two to three years. Initial work will be done on property owned by the Metro District and in resident “C” zones that are adjacent to the existing horse trails. Director Ammon will coordinate with the HOA Firewise Committee regarding the project implementation.

B. Update on Replacement of the BMR Entrance Logs – Director Vrabel: Directors Grant and Ammon met with Michael Rowells (HOA president) and other HOA officers on 24 Feb 2023 to discuss the possibility of using some HOA reserve funds to help fund the project to install Corten steel trusses at the BMR front entry to replace the wooden logs that have been removed. The HOA board was generally amenable to helping fund this project. It was decided that the Metro District should proceed with obtaining contractor bids for the project, after which the funding details will be decided. Director Vrabel has drafted bid documents for this project to be done using “design-build” contracting procedures. Mr. Flynn will provide a Resolution at the April Board meeting for the Board to approve using “design-build” contracting procedures for this project.

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C. Update on Proposal to Repair and Overlay a Portion of Bell Mountain Drive-Director Grant: Director Grant updated the Board, noting that Director Strand has been in contact with the Castle Rock Public Works Dept regarding how they repair pavements with maladies similar to the “cold joints” on Bell Mtn Dr and on Glade Gulch Rd. For the section of Bell Mtn Dr between Glade Gulch Rd and Old Gate Rd, the District plans to repair the cold joints, scarify the top 2” of asphalt and place 2” of new asphalt on the roadway. Formal bid documents will be prepared for this project.

D. Update on the Sale of the Equestrian Center – Director Grant: Director Grant informed the Board that the sale to Adamo Homes has fallen through and the property is back on the market.

E. Update on BMR-TCR Water Main Connector – Director Grant: Director Grant informed the Board that the water storage tank construction will start during March. Materials for the new pipeline have been stockpiled on Crystal Valley Ranch; however, construction of the pipeline can’t begin until all the necessary easements are in place. Negotiations with the Sellers Creek HOA are still ongoing.

F. Update on HOA Study on Gating BMR - Director Grant: Director Grant updated the Board stating that the HOA plans to do additional research to identify what the true costs of “gating” Bell Mountain Ranch would be. Director Vrabel will remain the primary contact for the Metro District for informational purposes regarding this topic; however, the Metro District will not be playing an active role.

G. Update on Election of Board of Directors – Director Grant: Tim Flynn noted that only three Self-Nomination and Acceptance forms were submitted to the Designated Election Official by the 24 February 2023 deadline for submissions. Correspondingly, there are three positions available. Since no election will be necessary, the May election will be cancelled. The Oaths of Office for the new term will be administered in May.

H. Resident Requests for Park Improvements: Director Strand introduced Mr. Doug Deleff, a BMR resident, who addressed the Board and presented an idea to repurpose some of the surplus street sign brackets and 6” x 6” wooden signposts that were removed when the new metal traffic signposts were installed. The concept is to use the old wooden posts and sign brackets to support solar powered lights at the Community Park. Director Vrabel will work with Mr. Deleff to prepare a preliminary formal plan for presentation to the Board.

IX. ATTORNEY MATTERS

Update on Steven’s Ranch Conveyance Conversation with the County: Mr. Flynn informed the Board that the extension agreement terms note that maintenance items do not become District responsibility until conditional acceptance has been granted by CBMRMD. He will follow up with the developer, L2 Development.

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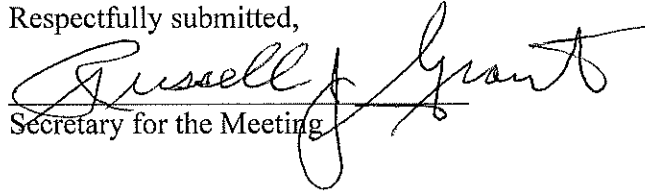
Other: None.

**X. OTHER
BUSINESS**

A. Confirm Quorum for April 4, 2023 Board Meeting Date: The Board anticipates that a quorum will be available for the April 4, 2023 Board meeting.

XI. ADJOURNMENT There being no further business to come before the Board at this time, Director Grant adjourned the meeting at 7:15 p.m.

Respectfully submitted,


Secretary for the Meeting