

## 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  
MAY 3, 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, May 3, 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  
Steve Vrabel; Assistant Secretary/Treasurer (virtual)  
Edward Ammon; Assistant Secretary/Treasurer

Also, In Attendance Were:

Josh Miller and Nic Carlson; CliftonLarsonAllen LLP  
Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC

### I. CALL TO ORDER

Director Grant called the meeting to order at 6:58 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.

### III. ADMINISTER OATHS OF OFFICE

The Board authorized Director Bills to administer the Oaths of Office by acclamation to Directors Grant and Ammon

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### IV. APPROVAL OF AGENDA

Director Grant requested to add Item VIII-L to discuss Valley Gutter Proposal. Upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the Agenda as amended.

### V. COMMUNITY COMMENTS

**Public Comment:** None.

### VI. APM PROJECT STATUS REPORT

No report.

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

**A. Review and Consider Approval of the Minutes of April 5, 2022 Regular Meeting:** Following review, upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the April 5, 2022 Regular Meeting Minutes as presented.

**B. Review and Consider Acceptance of April 2022 Bill.com claims report totaling \$35,937.96 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 Ammon, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the April 2022 Bill.com claims report totaling \$35,937.96 including the BMR water usage totaling \$110.00 as presented.

**C. Review and Accept Cash Position Schedule as of May 3, 2022:** Director Grant reviewed the May 3, 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 May 1, 2022, Cash Position Schedule as presented.

### VIII. DIRECTOR ITEMS

**A. BMR Fire Mitigation Project – Director Ammon:** Director Ammon provided an update to the Board noting that he has met with the County and State fire mitigation representatives. He stated that progress has been made with the State Forest Service and we are close to implementing Phase I of our fire mitigation plan, which is the design phase. Director Ammon plans to discuss potential cost sharing with the HOA and grant opportunities with Douglas County and the Forest Service.

**B. Roadside C-Zone Violation Letters and Procedure – Director Bills:** Director Bills provided an update to the Board stating that several follow-up letters will be forthcoming. Discussion of potential further actions is deferred to the 6 May 2022 Study Session.

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**C. Private Open Space Preservation (C-zones) – Director Bills:** This item was deferred to the May 6<sup>th</sup> Study Session.

**D. Metro Laydown/Materials Staging Area – Directors Bills and Strand:** Director Strand presented a proposed plan for a material laydown yard adjacent to the existing loop road at the Park. Also included is a proposal to extend the road entering the current loop road to encircle the Park and make it a one-way road, exiting onto Glade Gulch Rd. Director Strand will gather cost estimates for this proposal for discussion at a subsequent Board meeting.

**E. School Bus Parking – Director Vrabel:** Director Vrabel updated the Board. He stated that the school district does not have any special paving standards for a bus stop and that County road standards will apply. He will obtain cost estimates for paving the loop road as-is. He will coordinate with Director Strand on this effort.

**F. Front Entrance Grass and Irrigation Plan – Director Bills:** Director Strand presented a plan to rework the landscaping at the BMR entrance. The Board approved filling in the mulched area to the east of the bulletin board structure with asphalt. The rest of the plan will be discussed at a subsequent Board meeting.

**G. Comcast Cable Install – Director Strand:** Director Strand stated that utility locates are being done by SNFCO, a Comcast subcontractor, in support of the proposed new Comcast cable installation. He further stated that no request has yet been received for easements to cross BMR streets.

**H. Metro District Materials Management/Laydown Yard Location Update:** This topic was discussed under Item E.

**I. Rules & Regulations Update:** This item was deferred to the 6 May 2022 Study Session.

**J. Update of Erosion Mitigation Letters:** This topic was discussed under Item B.

**K. Moving BMR Street Signs:** Director Bills provided an update to the Board noting that the stop sign post at the corner of Winterhawk Circle and Bell Mountain Drive has been modified to display the street signs at the top of the post as an example of what this would look like at all locations. Further discussion was deferred to a subsequent Board meeting.

**L. Valley Pan Gutters:** Director Strand presented a proposal to install valley pan gutters at several locations. Following review, upon a motion

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duly made by Director Strand, seconded by Director Ammon and, upon vote, unanimously carried, the Board approved installation of the pan gutters as presented for a total of \$12,150 to J&D Concrete.

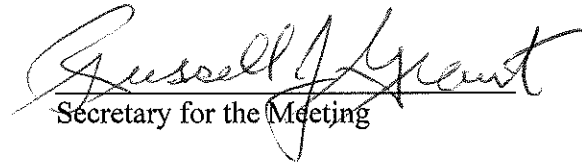
### IX. ATTORNEY MATTERS

**B. Other:** None.

### X. ADJOURNMENT

There being no further business to come before the Board at this time, Director Grant adjourned the meeting at 8:08 p.m.

Respectfully submitted,

  
Secretary for the Meeting