

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
APRIL 5, 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, April 5, 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 (via Teams)

Also, In Attendance Were:

Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC
Jerry Dye; 1443 Cactus Rose
Jim & Carolyn Youngs; 4231 Serenade Road
Dave Martin; 3211 Autumn Sun Circle
Eric Bransky; SEFNCO
John McKillip, Jr.; APM

I. CALL TO ORDER

Director Grant called the meeting to order at 6:48 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.

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III. APPROVAL OF AGENDA

Director Grant requested to add Item VII-K to discuss new time meeting for May meeting. 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, Jr. arrived later in the meeting. For convenience however, the update he provided to the Board and his review of the project list are set forth below as follows:

Stop Sign replacement complete.
Riprap install at all remaining concrete drainage gutters complete.
Roadway delineator installation at Steven's Ranch complete.
Walking path from Old Gate to Mariposa – work begins April 6-8 for road base/ gravel at water treatment plant – May 1st, weather depending.
Drive around inspection done March 2022.

Future Projects: walking paths maintenance/repair, replace speed limits signs, repair irrigation system at the BMR main entrance.

VI. MANAGER'S REPORT/ ADMINISTRATIVE MATTERS

A. Review and Consider Approval of the Minutes of March 1, 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 March 1, 2022 Regular Meeting Minutes as presented.

B. Review and Consider Acceptance of March 2022 Bill.com claims report totaling \$14,167.85 including BMR Water Usage Totaling \$439.40: 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 March 2022 Bill.com claims report totaling \$14,167.85 including the BMR water usage totaling \$439.40 as presented.

C. Review and Accept February 28, 2022, Unaudited Financial Statements: The February 28, 2022, Unaudited Financial Statements reflected a December balance sheet. Following discussion and review, upon a motion duly made by Director Strand, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the February 28, 2022, Unaudited Financial Statements, subject to requested updates.

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D. Review and Accept Cash Position Schedule as of April 1, 2022:

Director Grant reviewed the April 1, 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 April 1, 2022, Cash Position Schedule as presented.

VII. DIRECTOR ITEMS

A. BMR Fire Mitigation Project – Director Ammon: Director Ammon provided an update to the Board noting that drawings have been sent to the Forest Service for plan development for fire mitigation in the C-Zones, and he has been in contact with Molly Rowells (HOA Firewise Committee) regarding fire mitigation. Molly has advised that slash pick up will occur twice in 2022; once in June and once in September. Director Ammon also informed the Board that once the fire mitigation plan is finalized, he will begin working on acquiring grant funding.

B. Roadside C-Zone Violation Letters and Procedure – Director Bills:

Director Bills provided an update to the Board stating he will work with Mr. Flynn to craft the language for the follow up letters to be sent out.

C. Road Signs – Director Bills: Director Bills noted he will test moving the street sign blades from the wooden post at the Community Park to the stop sign metal post prior to moving all of the sign blades. He also stated that when the wooden posts for other traffic signs (speed limit, no outlet, curve ahead) are changed, the existing sign blanks will be reused, wherever possible this year. Director Grant pointed out that there are three sign blades at the Community Park corner, and they are larger than any of the others on BMR. Although Director Grant agreed to a test of relocating sign blades to the top of the new Stop signposts, he is not in favor of moving any of the street signs from the existing signposts at this time.

D. Private Open Space Preservation (C-Zones) – Director Bills:

Director. Bills provided the Board with an update stating that he continues to work on definitions and policies for C-Zones. He noted Mr. Flynn is looking into establishing penalties and fines for non-compliant homeowners. Director Bills will coordinate a Study Session with the Board to review the next steps.

E. Metro Laydown/Materials Staging Area – Director Bills:

Director Bills recommended continued use of the area behind the Community Park. He and Director Strand will draft a design to include moving the existing storage shed to that location, constructing concrete material holding cubicles and constructing a privacy fence to hide the material holding area.

F. School Bus Parking – Director Vrabel: Director Vrabel updated the Board. He stated that he has been in contact with Donna Grattino, Director

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of Transportation for Douglas County k-12 Schools. He said that the bus stop will remain in place for the remainder of the school year. He further stated that he will obtain written requirements from the School District for what they require for a bus stop. Initial indications are that the loop road at the Park will require paving or gravel road base and an area light. More details will follow.

G. Front Entrance Grass and Irrigation Plan – Director Bills: Director Bills discussed the concept of xeriscaping with the Board for this area. A band-aid fix will be used this year for irrigation repair. The Board encouraged Director Bills to look into alternative landscaping designs.

H. BMR Entrance Logs Replacement – Director Vrabel: Director Vrabel updated the Board. He reviewed the results of the Community survey, which showed that the single steel arches option was preferred to replace the existing logs. After discussion on how to proceed with this project, Director Ammon proposed a motion to table the topic for future discussion, which was seconded by Director Bills and, upon a vote, the motion unanimously carried. It is anticipated that the funding allocated in the 2022 budget for this project will be needed to fund higher priority requirements this fiscal year.

I. Update on CBMR Election Schedule for May 3, 2022: Director Grant updated the Board. He stated that he will send a mass email to the Community that will address who is eligible to vote, time/ date & location of the election, how to obtain an absentee ballot and information about candidates. He noted that the election will be held on May 3, 2022, at the main meeting hall located at Lowell Ranch.

J. Comcast Cable Install – Director Grant: Mr. Bransky provided a description of the proposed Comcast new cable installation to increase capacity. The new cable will run the length of Old Gate Road and along Bell Mountain Drive from Starfire Circle to Glade Gulch Rd. He stated that the cabling will be installed by direct bore. No open trenching is planned, although there will be some surface areas disturbed where the boring machine needs to make soil penetrations. Director Strand was appointed the project manager for the CBMRMD. Mr. Bransky will follow up directly with Director Strand regarding permitting.

K. May Meeting Time: Director Grant requested that the Board move the May CBMRMD meeting to 8:00 p.m. due to the meeting date falling on the same day as the May 3, 2022 Election. A motion to that effect was made by Director Strand and seconded by Director Bills and, upon a vote, the motion unanimously carried.

Updated the

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VIII. ATTORNEY MATTERS

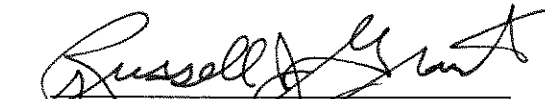
A. Consider Approval of Resolution 2022-04-01, Authorizing Integrated Project Delivery for the Bell Mountain Ranch Subdivision Log Entrance Replacement Project: This item was tabled as a result of the discussion held earlier (see Item VII.H).

B. Other: None.

IX. ADJOURNMENT

There being no further business to come before the Board at this time, Director Grant adjourned the meeting at 8:45 p.m.

Respectfully submitted,


Secretary for the Meeting