

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
JANAURY 3, 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, January 3, 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
Frank Strand, Secretary/Treasurer
Steve Vrabel, Assistant Secretary/Treasurer
Ed Ammon, Assistant Secretary/Treasurer

Also, In Attendance Were:

Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC
John McKillip, Jr.; APM
Jay Smith, Kathleen and Robert Kingsley; Members of the public

I. CALL TO ORDER Director Grant called the meeting to order at 6:00 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 was a Director of the BMR Metropolitan District ("BMRMD"), which has now been dissolved; and (ii) the functions of each District overlapped at times. These potential conflicts of interest no longer exist. As to future Board meetings, potential Conflict of Interest Disclosures will be filed only if new potential conflicts of interest arise.

III. APPROVAL OF AGENDA Director Grant amended the Agenda to add items 9E – H

Upon a motion duly made by Director Strand, seconded by Director Ammon and, upon vote, unanimously carried, the Board approved the Agenda as amended.

IV. COMMUNITY COMMENTS **Public Comment:** None.

V. APPOINTMENT OF DIRECTOR **Consider Appointment of a Director:** Upon a motion duly made by Director Ammon, seconded by Director Vrabel and, upon vote, unanimously carried, the Board appointed Jay Smith to the Board.

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Election of Officers: Upon a motion duly made by Director Grant, seconded by Director Strand and, upon vote, unanimously carried, the Board elected the following officers of the Board as follows:

President – Russell Grant
Vice President – Steve Vrabel
Secretary/Treasurer – Frank Strand
Assistant Secretary/Treasurer – Edward Ammon
Assistant Secretary/Treasurer – Jay Smith

VI. APM PROJECT STATUS REPORT

Mr. McKillip reported that assembly of picnic tables and benches for the HOA is almost complete.

VII. MANAGER'S REPORT/ ADMINISTRATIVE MATTERS

A. Review and Consider Approval of the Minutes of December 6, 2022 and December 21, 2022 Special Meetings: Director Grant reviewed the December 6, 2022 Regular Meeting and December 21, 2022 Special Meeting Minutes with the Board. Following review, upon a motion duly made by Director Strand, seconded by Director Vrabel and, upon vote, unanimously carried, the Board approved the December 21, 2022 Special Meeting Minutes as presented and the December 6, 2022 Regular Meeting Minutes, as amended. Mr. Flynn will provide the revisions to be made to the December 6, 2022 Regular Meeting Minutes before acquiring signature.

Following a discussion regarding the labor rates contained in the 2023 Clifton Larson Allen Letter of Engagement, a motion duly made by Director Strand, seconded by Director Vrabel and, upon vote, unanimously carried, the Board will require contractors to provide all proposed changes in labor rates to the Board by the end of October prior to the beginning of the new calendar year for the Board's consideration.

VIII. FINANCIAL MATTERS

A. Review and Consider Acceptance of December 2022 Bill.com claims report totaling \$70,116.52: Director Grant reviewed the December 2022 Bill.com claims report with the Board. Mr. Carlson informed the Board that a \$3,000 credit will be applied to the next CLA bill to accommodate an overpayment. Following review, upon a motion duly made by Director Ammon, seconded by Director Vrabel and, upon vote, unanimously carried, the Board accepted the December 2022 Bill.com claims report totaling \$70,116.52 as presented.

B. Review and Accept Cash Position Schedule as of January 2023: Director Grant reviewed the January 2023 Cash Position Schedule with the Board. The Board accepted the January 2023 Cash Position Schedule as presented.

IX. DIRECTOR ITEMS

A. Update on Awards of "C" Zone Fire Mitigation – Director Ammon: Director Ammon updated the Board noting that the grant awards for Wildfire Risk Mitigation projects will be announced in late January.

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B. Update on Entrance Logs – Director Vrabel: Director Vrabel updated the Board. He stated that on 8 December 2022 a close inspection was done of the logs over the entry/exit of Bell Mountain Ranch. The inspection revealed that the logs had deteriorated to the point that they could pose a safety hazard of collapsing under their own weight. Rather than risk a potential safety hazard, the logs were removed. Last year the Metro District presented several different designs for steel arches to replace the old wooden logs. If/when the District moves forward with replacing the wooden logs, new steel arches that were previously selected by a majority of BMR residents as an appropriate replacement for the deteriorated wooden logs will be installed. Since installation of the supports and logs was originally funded by the HOA, Director Ammon suggested that the HOA be approached to possibly fund the new steel arches. If the HOA were to fund this project, then the District could divert funding to fixing the cold joints and overlaying new asphalt on a portion of Bell Mountain Drive in 2023. Since there is precedence of the HOA funding construction of the front gate, Director Grant will approach the HOA to see if the HOA would consider funding replacement of the entrance logs.

C. Update on Construction Progress of New Water Tank & Water Pipeline – Director Grant: Director Grant updated the Board, noting that work on construction of the new water tank has been suspended until March 2023. Work on the foundation for the new booster pump station is in progress and should be completed by the end of January 2023. Most of the materials for the new pipeline are on site. Installation of the pipeline will commence when the easements for the pipeline are finally secured, which should occur by the end of February 2023.

D. Discussion of Potential Purchase of the BMR Equestrian Center by Adamo Homes: Director Grant provided an update. A video conference was held with Adamo Homes on 21 December 2022. The easements currently in place between the Metro District and the Equestrian Center were discussed, as were possible uses for the property. The “due diligence” period for Adamo Homes has been extended. Adamo Homes will forward specific questions that they would like answered to the Metro District.

E. Trespassing on Private Property: Director Grant reviewed a complaint that he received from a resident regarding people trespassing on their property and the condition of the silt fence constructed by Toll Brothers, the contractor currently doing the site work for the development called “The Ridge”, which is an extension of Crystal Valley Ranch. Director Grant has advised the resident that the Metro District has forwarded their concerns to Toll Brothers; however, since the Metro District is not the property owner, the Metro District has no action to pursue in this matter.

F. Website Update: Director Grant noted that the website needs updating and is missing information. He will work with CLA to identify the updates that are needed.

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Director Ammon expressed an interest in improving communication between the Metro District and the Community at large. Director Ammon will provide the Board some suggestions on how communications with the Community can be improved.

G. Transfer of Responsibilities: Director Grant reviewed the list of responsibilities. The board determined the responsibilities of drainage ditches will be assumed by Directors Ammon and Smith, and the APM management to Directors Vrabel and Strand. Director Vrabel will assume management of the contracts with Weed Wranglers and Knothead Tree and Lawn Care.

H. BMR Gating: The Board asked Mr. Flynn to research any legal constraints regarding gating Bell Mountain Ranch, as time permits.

X. ATTORNEY MATTERS

None.

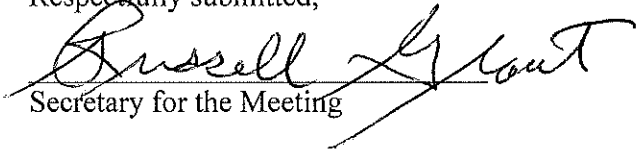
XI. OTHER BUSINESS

A. Confirm Quorum for February 7, 2023 Board Meeting Date: The Board confirmed that a quorum should be available for the February 7, 2023 Board meeting. The Board requested a TEAMS invite also be included for the February meeting.

XII. ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Grant, seconded by Director Ammon and, upon vote, unanimously carried, the Board adjourned the meeting at 8:02 p.m.

Respectfully submitted,


Secretary for the Meeting