

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN
DISTRICT (THE "DISTRICT")
HELD
FEBRUARY 1, 2021

A special meeting of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, February 1, 2021, at 6:30 p.m. via Microsoft TEAMS.

ATTENDANCE

Directors In Attendance Were:

Russell Grant, President
Calvin Bills, Vice President
Frank Strand; Secretary/Treasurer
Steve Vrabel; Assistant Secretary/Treasurer
Edward Ammon; Assistant Secretary/Treasurer

Also, In Attendance Were:

Josh Miller & Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins, Cockrel & Cole PC
Georgia Harland; Simmons & Wheeler, P.C.
Ann Molner; 4219 Serenade Road
Cathy Mysliwicz; 4275 Bell Mountain Drive
Dan Decker; 529 Summer Mist Circle
Chris & Sandra Sheets; 4622 High Spring Road
Jay Smith; 3191 Glade Gulch Circle
Joe Castillo; 674 Summer Mist Circle
Ms. Katrina; member of the public

I. CALL TO ORDER

Director Grant called the meeting to order at 7:08 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

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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.

Instructions for video conference – Nic Carlson: Mr. Carlson provided instructions to the Board and public.

III. APPROVAL OF AGENDA

The Board requested to add Item VII-H to discuss Administrative replat of 4131 Bell Mountain Drive, Item VII-I to discuss Auto accident, and item VII-J to discuss Culvert drainage clean out. Upon a motion duly made by Director Ammon, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the Agenda as amended.

IV. COMMUNITY COMMENTS

Public Comment: Ms. Sheets inquired about the community input on the entrance logs, and about the gamble oak clearing in the open spaces. Director Grant pointed out that both of these items are on the meeting agenda and would be discussed later in the meeting.

Mr. Castillo inquired about the community input on the entrance logs as well. Director Vrabel explained that the community input from the Survey Monkey survey currently underway will be taken into consideration, but the ultimate decision will be the Board's.

V. APM PROJECT STATUS REPORT

Ms. Katrina inquired about the road damage on Glade Gulch. Director Grant explained that the cold joints that cause the "bumps" on Glade Gulch Road are the result of the way the road pavement was originally constructed and do not constitute "road damage" per se. As budget permits, there are plans to repave the cold joints and thus, remove the "bumps".

Mr. Smith asked if there were any plans to repair "dips" in BMR pavements that are at several places (e.g. Medallion Road). Director Grant stated that the Board is aware that the dips do exist at several locations and they will be repaired as budget permits.

This item was not discussed.

VI. MANAGER'S REPORT/ ADMINISTRATIVE MATTERS

A. Review and Consider Approval of the Minutes of January 4, 2022

Regular Meeting: Following review, upon a motion duly made by Director Vrabel, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the January 4, 2022 Regular Meeting Minutes as presented.

B. Review and Consider Acceptance of final 2021 Bill.com claims Totalling \$11,513.75 for January 2022 and Bill.com Claims Totalling \$22,122.58 for December 2021, Including BMR Water Usage Totalling

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\$110.00: Director Grant and Ms. Harland reviewed the Bill.com claims with the Board. Following review, upon a motion duly made by Director Vrabel, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the January 2022 Bill.com claims totaling \$11,513.75 and the December 2021 Bill.com claims totaling \$22,122.58 including the BMR water usage totaling \$110.00 as presented.

C. Review and Accept December 31, 2021 Financial Statements: Ms. Harland reviewed the December 31, 2021 Financial Statements with the Board. Following review, upon a motion duly made by Director Vrabel, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the December 31, 2021 Financial Statements.

D. Review and Accept Cash Position Schedule as of February 2022: Ms. Harland reviewed the February 2022 Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Vrabel, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the February 2022 Cash Position Schedule as presented.

VII. DIRECTOR ITEMS

A. Metro District Materials Management/Laydown Yard Location Options - Director Bills: Director Bills provided an update to the Board stating that he will provide the option for locations to the Board at the March meeting.

B. Rules & Regulations Update Plan - Director Bills: Director Bills provided an update to the Board stating that he has begun working on the definitions portion and will continue to keep the Board apprised of his progress.

C. BMR Fire Mitigation Project – Directors Bills & Ammon: Directors Bills and Ammon provided an update to the Board noting that the drawings will be delivered to the District tomorrow, weather permitting. They stated that CBMR continues to work with Douglas County and the Forest Service on the potential 2022 work.

D. BMR Entrance Logs Replacement – Director Vrabel: Director Vrabel provided an update on the project status. A survey was released to the Community via Survey Monkey on February 18th to solicit input regarding four options being considered for replacing the logs. The four options were illustrated in the survey documentation. The survey will end at 5:00 p.m. on February 18, 2022. The Community feedback will be considered by the Board in making a decision on which option to move forward with. The results of the survey will be shared with the Community.

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E. Update and Discussion of Erosion Mitigation Letters: Director Bills informed the Board there is no new updates since last month. He will assume the role of writing letters and coordinate with CLA for mailing.

F. Possible "C" Zone Violation at 1370 Glade Gulch Road - Director Bills: This item was reviewed under item E, and a letter has been mailed out to the resident.

G. BMR Perimeter Fence Issues – Directors Grant & Bills: Director Grant provided an update to the Board. A portion of the existing barbed wire fence was removed during survey work done for the new development called The Ridge, being constructed at the northeast corner of Bell Mountain Ranch. The Builder, Toll Brothers, has promised to repair the fence. He also noted that The Ridge (a.k.a. Ridge Estates) does not plan to install any additional fencing beyond the existing barbed wire fence.

H. Discussion on Administrative Replat of 4131 Bell Mountain Drive: Director Grant shared a draft plan of the new property owner's proposed replat. In summary, the new owner wants to return the delineation of the platted "C" zone to what was originally reflected on BMR Filing 1B (1998) for Lot 180. In 2001, there was a replat done that increased the size of the "C" zone and realigned some of the zone lines that resulted in an increased size of the "C" zone. The Board agreed to support the owner's replat request when it is submitted to Douglas County.

I. Discussion on Auto Accident: Director Strand updated the Board regarding repairs needed on a guardrail located on Glade Gulch Road near the intersection with Riva Rose Circle. The guardrail was damaged by a car that skidded on snow and hit the guardrail. Following discussion, the Board decided to have the guardrail repaired and pursue reimbursement from the car owner or owner's insurance company.

J. Discussion on Culvert Drainage Cleaning: Director Strand provided an update stating that there are culverts at 38 locates that still need to be cleared of debris. The estimated cost of this work is approximately \$12,000. Following discussion, upon a motion duly made by Director Bills, seconded by Director Vrabel and, upon vote, unanimously carried, the Board approved a Not to Exceed amount of \$15,000 to clean culverts.

K. Procedure for the March Metro Board Meeting: Following discussion on how the March Board meeting should be conducted, it was decided that the March meeting would be conducted in person at Lowell Ranch and that the Douglas County recommendations/restrictions in force at that time regarding COVID-19 restrictions would be followed.

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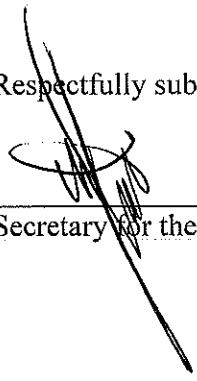
VIII. ATTORNEY
MATTERS

A. Other: None.

IX. ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,



Secretary for the Meeting