

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN  
DISTRICT (THE "DISTRICT")  
HELD  
MARCH 2, 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, March 2, 2021, at 6:30 p.m. **Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via Microsoft Teams. The meeting was open to the public.**

### ATTENDANCE

#### Directors In Attendance Were:

Russell Grant, President  
Calvin Bills; Vice-President  
Frank Strand; Secretary/Treasurer  
Stephen Vrabel; Assistant Secretary/Treasurer

#### Also, In Attendance Were:

Josh Miller & Nic Carlson; CliftonLarsonAllen LLP  
Tim Flynn; Collins Cockrell & Cole  
Shane Fobes; Member of the Public  
Dave Martin; 3211 Autumn Sun Circle  
Ann Molner; 4219 Serenade Road

### CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Director Grant.

### ADMINISTRATIVE MATTERS

**Disclosure of Potential Conflicts of Interest:** All of the Directors had previously filed Disclosure of Potential Conflict of Interest Statements with the Board and the Secretary of State in accordance with statutory requirements. Such conflicts arise because each Director is also a Director on Consolidated Bell Mountain Ranch Metropolitan District. The Bell Mountain Ranch Metropolitan District has entered into and may from time to time enter into additional agreements with Consolidated Metropolitan District.

All Disclosures of Potential conflict of Interest Statements whether filed for this meeting or previously filed are deemed continuing in nature and are incorporated into the record of this meeting. All Directors stated that the participation of at least three of them in the meeting was necessary to obtain a quorum of the Board or otherwise enable the Board to act.

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**Approval of Agenda:** After each Director had summarily stated for the record the fact and nature of his or her respective private interest and stated that the determination to participate in voting or take any other action on any contract or other matter in which he or she may have a private interest would be made in compliance with Section 24-18-109(3)(a) and (b), C.R.S., on an *ad hoc* basis, the Board turned its attention to the remaining agenda items.

The Board requested to add Discussion of Applications for Board Vacancies under Director Items G and Discuss Request from HOA for Signs under Director Items H to the Agenda. Upon a motion duly made by Director Bills, seconded by Director Strand, and upon vote unanimously carried, the Board approved the Agenda as amended.

**Public Comment:** None.

**Review and Consider Approval of February 2, 2021 Special Meeting**

**Minutes:** Director Grant reviewed with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills, and upon vote unanimously carried, the Board approved the February 2, 2021 Special Meeting Minutes.

**Approval of CRR for January 2021 Totaling: \$7,605.99:** Director Grant reviewed with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills, and upon vote unanimously carried, the Board approved the January 2021 CRR totaling: \$7,605.99

**Accept Cash Position Report as of March 2021:** Director Grant reviewed with the Board. Upon a motion duly made by Director Strand, seconded by Director Bills, and upon vote unanimously carried, the Board accepted the March 2021 Cash Position Report.

**DIRECTOR  
DISCUSSION  
ACTION**

**Trail Updates – Director Bills:** Director Bills stated he met with Gus Hanson from the Equestrian Center and reported the trail application is in development. He noted that the launch date is forthcoming and benches will be manufactured within the next two weeks. The easements are in the process of being recorded by Mr. Flynn's office.

**APM Updates – Director Bills:** Director Bills reported that in driving through the District he observed one ben delineator and a tire corrosion throughout BMR that will also be treated.

**BMR Fire Mitigation Proposal -Director Bills:** Director Bills noted he is working with Jill Welle from Douglas County to draft a letter to the community regarding the fire mitigation process as well as the mapping software. He is also collaborating with the HOA for outreach and the A&B zone work scheduling.

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**HydroSystems Irrigation System Construction Documents – Director Bills:**

Director Bills discussed the current irrigation system at the medians and entrance of BMR. He stated this adequate for covering the current needs, but is not capable of watering the additional landscaping. He will revise drawings for the entrance and work with Director Strand for any additional changes. The medians and park irrigation plans will not be revised.

**BMR Entrance Logs – Director Bills:** Director Vrabel reported he has collected information and is preparing an RFP for the replacement of the upper logs.

**Community Park Plan Update – Director Vrabel:** Director Vrabel stated this is being reviewed by the HOA Park Committee and they will submit to the District when finalized and approved by the HOA.

**Discuss Board Vacancy Applications:** Director Grant will contact applicants for interview and communicate to CLA to post a notice of a special public meeting.

**Discuss HOA Request for Signs:** Director Bills stated he has reviewed with the HOA and would like to add more neighborhood watch signs. The OA will purchase the signs and coordinate with the District on the placement of these signs.

**IREA:** Director Strand stated he has been working with IREA for a new permit request for the remaining construction associated with the installation of the new underground electrical lines along Glade Gulch Road. An update will be provided at the April meeting.

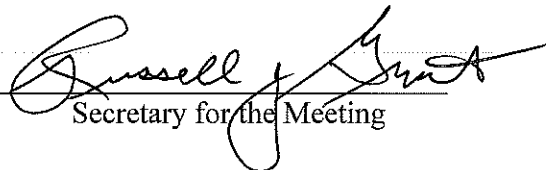
ATTORNEY  
ITEMS

**Other:**  
None.

ADJOURNMENT

Director Grant adjourned the meeting at 8:22 p.m.

Respectfully submitted,

  
Secretary for the Meeting