

# 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  
OCTOBER 29, 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 Friday, October 29, 2021, at 9:30 a.m. at Douglas County Libraries, 100 S. Wilcox Street, Castle Rock CO. All attendees had been vaccinated for COVID-19 and were not required to wear individual protective masks.

## ATTENDANCE

### Directors In Attendance Were:

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

### Also, In Attendance Were:

Josh Miller and Nic Carlson; CliftonLarsonAllen LLP  
Tim Flynn; Collins, Cockrel & Cole PC

## I. CALL TO ORDER

Director Grant called the meeting to order at 9:32 a.m.

## II. DECLARATION OF QUORUM/ DIRECTOR QUALIFICATIONS/ POTENTIAL CONFLICTS OF INTEREST

After each Director had summarily stated for the record the fact and nature of his 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 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.

**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 BMR Metropolitan District ("BMRMD"). The BMRMD has entered into and may from time to time enter into additional agreements with Consolidated Bell Mountain Ranch 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.

**Confirm Quorum and Location of Meeting:** All Directors stated that the

## RECORD OF PROCEEDINGS

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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. The Board confirmed a quorum and the location of the meeting.

### III. APPROVAL OF AGENDA

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

**A. Public Comment:** There were no public comments.

### V. DIRECTOR DISCUSSION – ACTION ITEMS

**A. Consider Adopting a Resolution Approving and Authorizing Execution of an Agreement and Plan for Dissolution of the Bell Mountain Ranch Metropolitan District:** Mr. Flynn reviewed the Resolution with the Board. Following review and discussion, upon a motion duly made by Director Grant, seconded by Director Bills and, upon vote, unanimously carried, the Board adopted CBMR Resolution No. 2021-10-1, “A Resolution Calling for the Dissolution of the BMR Metropolitan District and Authorizing the Execution of an Agreement and Plan for Dissolution with the Consolidated Bell Mountain Ranch Metropolitan District”.

**B. Consider Adopting a Resolution Approving and Authorizing Execution of an IGA with the Town of Castle Rock for Water Service to the Bell Mountain Ranch Subdivisions:** Mr. Flynn reviewed the Resolution with the Board. Following review and discussion, upon a motion duly made by Director Grant, seconded by Director Bills and, upon vote, unanimously carried, the Board adopted CBMR Resolution 2021-10-2, “A Resolution Approving and Authorizing the Execution of an Intergovernmental Agreement Between the Town of Castle Rock and the Consolidated Bell Mountain Ranch Metropolitan District for Water Service and Improvements.

**C. 2022 Budget:** Director Grant presented the draft budget of the CBMRMD for 2022 to the Board. The Board made several changes to the draft budget to be presented at the Public Hearing at the Regular Board meeting scheduled on November 2, 2021

**D. Metro District Jurisdiction:** Director Bills expressed concern that the term “jurisdiction” is ambiguous. Mr. Flynn will review for future discussion at a 2022 Board meeting.

**E. District Rules & Regulations:** Director Bills pointed out that the CBMRMD Rules & Regulations need to be updated, and stated that he would be willing to handle that task provided the Board would be willing to

## RECORD OF PROCEEDINGS

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authorize administrative assistance. The Board was in favor and will address in detail at a future meeting in 2022.

**F. Penalties and Remedies for Residents:** Director Bills pointed out that the CBMRMD Rules & Regulations lack sufficient remedies for enforcement of the rules and regulations. This topic will be addressed in the future update of the CBMRMD Rules & Regulations.

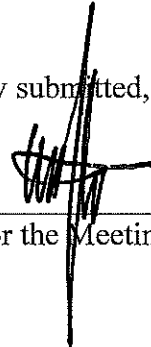
**G. Planning of New Area for Storage Shed and Staging Areas for Materials and Contractors:** Director Bills reminded the Board that when Castle Rock Water acquires the property for the BMR well site, that the District will be obligated to move the CBMRMD storage shed. There are a couple of BMR sites that could be used for this purpose. This will be addressed at a future Board meeting.

**H. Other:** None.

### VI. ADJOURNMENT

There being no further business to come before the Board at this time, Director Grant adjourned the meeting at 12:24 p.m.

Respectfully submitted,



Secretary for the Meeting