

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT HELD
MAY 11, 2026

A special meeting of the Board of Directors (“Board”) of the Consolidated Bell Mountain Ranch Metropolitan District (“Metro District”) was convened on Monday, May 11, 2026, at 6:00 p.m., at Lowell Ranch, 2330 South I-25 East Frontage Road, Castle Rock, Colorado 80104. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Jerry Heberlein, Assist. Secretary/Treasurer
Molly Rowells, Secretary
Jay Smith, Vice President
Steve Vrabel, President

John Booth, Treasurer, was absent and excused

Also, in attendance were:

Travis Andrews, CliftonLarsonAllen LLP (“CLA”)
Tim Flynn; Ireland Stapleton Pryor & Pascoe, PC
Morgan Wheeler; Simmons & Wheeler, P.C.
Gwen Kalvelage; 3983 Bell Mountain Drive
Dan & Claudia Decker; 529 Summer Mist Circle
Russell Grant; 218 Starburst Circle
Michael Rowells; 1253 Rosewind Circle

I. ADMINISTRATIVE MATTERS

A. Call to Order and Agenda:

The meeting was called to order at 6:00 p.m. by Director Vrabel.

Upon a motion duly made by Director Vrabel, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the agenda as presented, and excused the absence of Director John Booth.

B. Disclosures of Potential Conflicts of Interest:

The Board acknowledged the requirement of Colorado law to disclose any potential conflicts of interest to the Board of Directors and to the Colorado Secretary of State. It was determined that there were no conflicts of interest to disclose.

C. Quorum, Location of Meeting Posting of Meeting Notice:

The Board confirmed the presence of a quorum.

In accordance with the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Metro District's Board meeting, it was noted that notice of the time, date and location were duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the Metro District's boundaries have been received.

D. Community Comments:

1. Gwen Kalvelage has asked the Board to vote on her secondary access to her proposed Barn/Garage project. Director Vrabel informed Mrs. Kalvelage that all the required submittal processes required by the DRC and HOA were not completed as yet, and the MD Board thus cannot circumvent and vote on any of her requests until she satisfies those requirements first. The Board has asked her to have further discussions with the DRC and the HOA, and if she still needs additional actions from the MD Board, those can be brought up and will be discussed by the Board once she receives complete approvals from the DRC and the HOA first.

II. MANAGER MATTERS

A. Minutes of April 7, 2026:

Following review, upon a motion duly made by Director Vrabel, seconded by Director Rowells and, upon vote, unanimously carried, the Board approved the April 7, 2026 regular meeting minutes, as presented.

III. APM MONTHLY REPORT

A. APM Monthly Maintenance Report:

Director Smith gave update noting that the irrigation has been turned on. Culvert cleanouts for this fiscal year have been completed, and there are no more cleanouts planned for 2026. APM is planning on a berm project above Pond C, but Director Smith still needs to meet with the homeowner. The stone retaining wall near Riva Rose has not yet been repaired. Director Smith has waited to approve this work pending sufficient cash flow from District tax revenue.

B. Status of "No Trespassing Signage":

No discussion was required as this scope has been completed.

IV. FINANCIAL MATTERS

A. Acceptance of Claims Report for February:

Following review, upon a motion duly made by Director Vrabel, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the claims report for March in the amount of \$66,204.48.

B. March 31, 2026 Unaudited Financial Statements and May 6, 2026 Cash Position Report:

Discussion ensued regarding the payment of Director fees. It was noted that the first half of taxes collected were received and posted, the remaining tax collection and posting is expected in early part of July. Following discussion, upon a motion duly made by Director Smith, seconded by Director Vrabel and, upon vote, unanimously carried, the Board accepted the March 31, 2026 Unaudited Financial Statements and May 6, 2026 Cash Position Report, as presented.

C. Draft 2025 Audit:

Ms. Wheeler reviewed the draft 2025 Audit with the Board noting the assessor's rate may increase. Following review and discussion, upon a motion duly made by Director Vrabel, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the draft 2025 Audit, subject to final legal review and receipt of a clean unmodified opinion from the Auditor.

V. DIRECTOR DISCUSSION AND UPDATES

A. Storm Water Drainage: – Director Smith:

Director Smith provided updates noting that a new gutter has been installed along Glade Gulch Road. Hillside and ditch repair work has been suspended until late summer to prevent heavy rains from damaging new repairs. Approximately \$98,000 of the \$125,000 budget for drainage repairs has been spent.

B. Castle Rock Water IGA: April or May, (Fifth) Meeting to be held: – Director Vrabel:

- TCRW Staff presented the request to BOCC with Douglas County. Awaiting the BOCC response, (\$218,800 design fee reduction in our total financing package may be possible):

Director Vrabel stated this looks positive and he is waiting to hear back.

- The Board and TCRW are waiting on the two-parcel land transfer to the Town, and the court hearing on potential use of the excess water fund before the fifth joint meeting will take place.

C. Monthly Metro Park Activities – Director Rowells:

Director Rowells noted that May 16th is reserved for Wheels Around the Ranch. She provided an update on the bird decoy legal dispute. Director Rowells continues presentation on issues. Director Smith will add a bathroom passcode to the newsletter. She also noted she has updated the Rules and Regs on the bulletin board.

D. Fire Mitigation – Director Booth:

This item was tabled, as Director Booth was not in attendance and was excused for being on vacation.

E. HOA & MD Joint Working Session Update – Director Vrabel:

This item was tabled.

- Street Signs Materials Selection- awaiting response from the HOA.

This has been deferred as the HOA has other more urgent projects to deal with.

F. Main Entrance Wooden Log Replacement Project – Director Vrabel:

Director Vrabel stated the Memorandum of Understanding is signed and once funds have been received, they will be sent through CLA to send to Simmons & Wheeler, P.C. Ms. Wheeler will then set up a new budget line item “BMR Main Entrance Log Project.” The budget for this project is \$60,000.00. The revised budget will be amended at our June monthly meeting.

G. Front Entrance MOU was executed between the HOA and MD on May 7th HOA meeting:

Information only.

H. Proposal received on April 7 from Nubilt G.C. The MD to meet on May 13th with Nubilt to finalize the contract.:

HOA Director, Dan Decker and the MD Director, Steve Vrabel will be meeting with the Main Entrance Log contractor to finalize the contract, 50% P & P bond, and a G/L Insurance where the MD will be named as the additional insured.

I. Director Vrabel has been assigned as the MD project manager for this project and will handle all matters relating to this Project for the MD. Monthly Project updates will be provided jointly to the MD and HOA Board liaison, Dan Decker as the Project moves forward.:

J. Monthly Trail Activities – Director Rowells

Director Rowells informed the Board they are replacing trail signs that had been removed trails on properties. Some trails are eroded or continue to suffer from ongoing erosion and is working with Cal Bills and Douglas County on how to do proper maintenance for erosion.

K. Park Area Bird Decoy’s Second Re-installation and Douglas County Court Hearing – Director Rowells:

Director Rowells acknowledged the court hearing which took place on May 6 at the DC courthouse. The affected party was advised to stay away from destroying the MD bird decoy’s, assigned community service, etc., a follow-on court date is scheduled for July 6th. With the reinstallation of the decoys, the park area appears to have less birds and bird debris.

L. Road Repairs, depression/cracks. Authorized Expenditure of \$23k - Director Vrabel:

Director Vrabel stated this project is taking place this week, and there may be a second phase to this project as additional urgent road repairs have resurfaced.

M. BMR Perimeter Fence Project, N, E and West property lines – Director Rowells:

Attorney Flynn and Director Vrabel have worked on a draft letter to the residents. Responses thus far have been encouraging and positive. Will continue to answer questions from residents as they come in.

N. Update on Park Pavilion – Director Booth:

Possible update at the next meeting.

O. Newsletter – Director Smith:

- We should add the fence project to the newsletter.
- Metro to inform the residents of the current ongoing road repairs. Future major road repairs will be dependent on the possible court ruling to use our excess water funds.
- The newsletter will continue to remind residents to keep dogs on leash when residents are using any public facilities, like park, walkways and trails.

P. Other Director Matters:

Discussion ensued around a resident on 1282 Riva Rose and their unauthorized movement of rocks from Metro District berms to build a vehicle access to the unauthorized secondary access to their property. The MD Board has not received nor was contacted by the resident about the rock gathering and building an access through the MD ditch. The MD has a 12' easement from the edge of the property which is entirely controlled and managed by the MD. This is a violation by the resident for unauthorized infringement on the MD property. Director Smith will draft a violation letter to the resident. The letter will be reviewed by legal counsel and the Board prior to mailing the violation to the resident. The Board expects this to take about 10 working days.

The Metro District has tried to contact this homeowner on numerous occasions in the past. The resident has not responded to the MD notifications in the past, the MD has only received excuses from the resident why this unauthorized secondary access was required, which in reality is not necessary as the resident has a clear access through his existing paved driveway to his home and the pool facility.

Q. Earth Day Clean-up. - Director Rowells

Earth Day went well with a turnout of nearly 40 participants to clean up the roadsides of BMR and additionally the frontage road on the northern and southern bound areas near the BMR entrance. A police presence was available for security and vests were provided to the volunteers from CDOT. The group is looking to have a second event later this year.

VI. REVIEW / UPDATE DIRECTOR ACTION ITEMS – SEE APPENDIX A

VII. ATTORNEY MATTERS

A. TCRW New Future Raw Water Pipeline PE & TE Easements – Director Vrabel

Legal has reviewed the documents which have been sent back with revisions to TCRW for corrections. The MD is awaiting on the response from the TCRW legal counsel.

1. MD Board of Directors Resolution authorizing this transaction.
2. Statement of Authority listing the authorized signatory.
3. Execute PE Document.
4. Execute TE Document.

B. Executive Session – Pursuant to Section 24-6-402(4)(b) and (e) C.R.S. to discuss EC Agreement moving forward:

A meeting has been scheduled for May 12th at 1:30 p.m. at the EC conference room. Directors Jay Smith and Steve Vrabel, with Legal Counsel, Tim Flynn plan on attending. They will return with updates at the next meeting.

- * Feed storage bin on MD property
- * Rider Disclaimer Form – review by Legal
- * MD Rules & Regs – Update with Trail Rules

B. Legal Counsel to contact Douglas County District Court office to get a meeting with Judge to present the positive MD resident survey and ask the Judge to possibly approve the excess water fund use for our road infrastructure:

Attorney Flynn noted he should be able to file this week.

C. Legal Counsel to Communicate with Archer Surveying Co. to complete the survey replat of the two properties. Then submit the Archer Survey Replat to Douglas County on Tract J Administrative Replat and Quit Claim Deed documentation for IGA with TCRW:

Attorney Flynn noted he has not yet received, but will follow up.

III. OTHER BUSINESS

A. Quorum for June 2, 2026 Regular Board Meeting at Lowell Ranch:

The Board confirmed quorum for the June 2, 2026 regular meeting at Lowell Ranch at 6:00 p.m. Discussion ensued regarding El Nino and the associated possibility of heavy rains this summer.

IX. ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Vrabel, seconded by Director Smith and, upon vote, unanimously carried, the Board adjourned the meeting at 7:19 p.m.

Respectfully submitted,

By Molly Rowells
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Secretary for the Meeting