

**NOTICE OF REGULAR MEETING OF
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a regular meeting of the Boards of Directors of the Consolidated Bell Mountain Ranch Metropolitan District located in Douglas County, Colorado, will be held on:

Date: October 6, 2026

Time: 6:00 PM

Location: Lowell Ranch, 2330 S. I-25, East Frontage Road, Castle Rock, CO 80104

Board of Directors

John Booth
Jerry Heberlein
Molly Rowells
Jay Smith
Steve Vrabel

Office

Treasurer
Assistant Secretary/Treasurer
Secretary
Vice President
President

Term Expires

May 2029
May 2027
May 2029
May 2027
May 2027

AGENDA

I. ADMINISTRATIVE MATTERS

- a. Call to order and approval of Agenda.
- b. Present disclosures of potential conflicts of interest.
- c. Confirm quorum, location of meeting and posting of meeting notice.
- d. Announcement: Metro District and HOA Joint Work Session on Oct 9 at CR Library
- e. Community Comments:
Members of the public may express their views to the Board on matters that affect the Metro District that are otherwise not on the agenda.

II. MANAGER MATTERS

- a. Review & Consider Approval – Work Session Minutes of Aug 18, 2026 (enclosure)
- b. Review & Consider Approval – Regular Minutes of Sep 1, 2026 (enclosure)
- c. Approval of Updated Advance HOA Contract, effective Sep 1, 2026 (enclosure)

III. FINANCIAL MATTERS

- a. Review and Consider approval of the Claims totaling \$137,881.04 to be Ratified on Report for September 2026 (enclosure)
- b. Review and Approve September 30, 2026 Cash Position Report (enclosure)
- c. Preparations for the Metro District 2027 General Fund Budget (enclosure)

IV. DIRECTOR DISCUSSION & UPDATES

- a. Storm Water Drainage – Director Smith
- b. Monthly Metro Park Activities – Director Rowells
- c. Fire Mitigation – Director Booth
 - i. Status of drone flyover for 2026
 - ii. Approval of contract with Birds-Eye Analytics (enclosure)
- d. Main Entrance Wooden Logs Replacement Project – Director Vrabel
- e. Additional Road Repairs Cracks, Depressions – Director Heberlein



- f. Paving RFP for Next Year – Director Heberlein
 - i. (Director Booth) – Can we widen intersections at corners (e.g., Mariposa/BMD)?
- g. Perimeter Fence Project East Property Line – Director Rowells
- h. Parkway West Bound Second Bridge Pier Foundation Erosion – Director Vrabel
- i. Irrigation Update for Main Entrance, Median and Park – Director Rowells
- j. Weed Management Update – Director Booth
- k. Front Entrance Landscaping – Edging Quotes / Options – Director Booth
- l. Park Master Plan – Director Booth
 - i. Park Road to Glade Gulch update – Next step is skim coat with road base
 - ii. Materials Storage – Trying to decide if we really need these bins
 - iii. Fence along new road – Review Quotes / Decision
 - iv. Consider addition of shelter at bus stop for kids (Directors Rowells & Booth)
- m. Comcast Phase II of Telecom Upgrade to Fiber – Director Booth
 - i. Review & approve updated permit form (enclosure)
- n. Non-Driveway Access to Properties Over Metro Land & Easements – Director Booth
 - i. Homeowner access over Metro ROW is temporary – Govern & track projects
 - ii. Revised project request forms (enclosures)
- o. MD maintenance of “right of way” (not “easements”) in Stevens Ranch – About 11 feet beyond curb on both sides of street – historical position? – Director Booth
- p. Other Director Matters – All

V. REVIEW / UPDATE DIRECTOR ACTION ITEMS

- a. See Appendix A

VI. ATTORNEY MATTERS

- a. Legal counsel update on filing the surveyed plats to DC on Tract J Administrative Replat and Quit Claim Deed documentation for IGA with TCRW.
- b. Executive Session pursuant to 24-6-402(4), (b) CRS for purposes of:
 - i. Receiving legal advice regarding the Naturion proposed Option Contract.
 - ii. Discuss legal options to deal with ongoing damage to Metro District property in the park due to the neighbor’s bird-feeding activity.

VII. OTHER BUSINESS

- a. Confirm Quorum for Nov 3, 2026 Regular Board Meeting – Lowell Ranch, 6:00

VIII. ADJOURNMENT

