CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT

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NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, December 2, 2025

TIME: 6:00 p.m.

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

Board of Directors	Office	Term Expires
John Booth	Treasurer	May 2029
Jerry Heberlein	Assistant Secretary/Treasurer	May 2027
Molly Rowells	Secretary	May 2029
Jay Smith	Vice-President	May 2027
Steve Vrabel	President	May 2027

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. 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. APM MONTHLY REPORT – John McKillip

III. MANAGER MATTERS

A. Review and Consider Approval of the Minutes of November 4, 2025 (enclosure).

B. Consider approval of 2026 insurance renewal (public officials' liability, general liability, workers' compensation, comprehensive crime). Consider adoption of documents needed to obtain or maintain insurance coverage through the Colorado Special Districts Property and Liability Pool and Highstreet, and authorize membership in the Special District Association (enclosure).

IV. FINANCIAL MATTERS

A. Review and Consider acceptance of the Claims to be Ratified Report for November 2025 totaling $61,157.96 which includes General Fund, Water Fund and Capital Fund Costs (enclosure).

B. Review of Final Metro District 2026 Budget – Director Booth & Morgan Wheeler
   i. "Review MD 2026 Budget" Need to Adjust for AV and Update Final Budget.

V. DIRECTOR DISCUSSION & UPDATES

A. Storm Water Drainage – Director Smith

B. Board Statutory Responsibilities for President, VP, Secretary, Treasurer (on Dropbox and Metro website) – Director Vrabel

   i. Preamble and MD director responsibilities are posted on the DropBox

C. Castle Rock Water IGA: November 14, (Third) Meeting Update– Director Vrabel

Here is the summary of the items discussed at the meeting:

1. TCRW will provide a List of Active Taps on BMR, MD to review and respond with our count of active taps.
2. MD to prepare a notice to Residents of BMR on potential use of the Water Fund buy-down amount for BMR road infrastructure project.
3. MD to provide photos of slope erosion along the new water line for TCRW
4. TCRW is planning on installing fencing around the tank farm area. MD will be advised about the fencing material and height.
5. Washout-discharges from the WTP will be on-going indefinitely.
6. TCRW will manage Vegetation control on all their BMR properties, WTP plant, New WTP plat, Tank Farm.
7. TCRW is checking into the DC Funding opportunity to get a grant for IGA design fees for BMR, ($218,800 reduction in our total financing package may be possible)
8. MD to verify if the previous surveying co (Archer) can transfer the survey to Millar doc's or MD needs to perform a new survey for the Administrative Transfer of two parcels to TCRW, also see VII B.
9. MD Easement access road - TCRW per the IGA will maintain the MD access road.
10. Bell Mountain pasture grazing or mowing request from Matt Wassam, BMR Equestrian Center.

D. Monthly Metro Park Activities – Director Rowells

E. Fire Mitigation – Director Booth

   i. Douglas County grant for mastication in Stevens Ranch Tract D

   ii. Drone Analysis / Website Update – A/B/C Zones

   iii. Maintenance of Masticated Areas in 2026

   iv. Plan approval for Pat Hogan, 4601 High Spring Road

F. MD Shed Cleanup – Director Booth

   i. Street Sign Holders

   ii. Old Bell Mountain Ranch Sign – Up on Gazebo possibly

G. Hawthorn Trees at Front Entrance – Director Booth

H. Volunteer Residents' Interest to Maintain the Horse / Hiking Trails Running Through Their Properties – Director Rowells

   i. MD and APM to Establish Required Action List for Residents Wishing to Maintain Horse Trails.

I. Review / Upgrade / Readjust Irrigation System(s) for Trees – Are we watering properly?

J. Other Director Matters – All

VI. REVIEW / UPDATE DIRECTOR ACTION ITEMS – SEE APPENDIX

VII. ATTORNEY MATTERS

A. Legal Counsel is to contact the DC to possibly amend the BMR water document, so that the MD can utilize the excess water funds for the BMR road improvement project.

B. Legal Counsel to Communicate with County on Track J Administrative Replat, and Quick Claim Deed documentation for IGA with TCRW – Also see Appendix A 2/4/25 #1.

VIII. OTHER BUSINESS

A. Confirm Quorum for January 6, 2026 Regular Board Meeting at Lowell Ranch 6:00 p.m.

IX. ADJOURNMENT