

**CONSOLIDATED BELL MOUNTAIN RANCH  
METROPOLITAN DISTRICT**  
2001 16<sup>TH</sup> STREET, SUITE 1700  
DENVER, CO 80202  
Phone: 303-779-5710 Fax: 303-779-0348  
www.BMRmetro.org

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, February 3, 2026

**TIME:** 6:00 p.m.

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

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
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. MANAGER MATTERS**

- A. Review and Consider Approval of the Minutes of January 2, 2025 (enclosure)

**III. APM MONTHLY REPORT – John McKillip**

- A. Remove Wire Fencing from Resident C zones – Director Rowells

**IV. FINANCIAL MATTERS**

- A. Review and Consider acceptance of the Claims totaling \$38,297.19 to be Ratified Report for January 2026 (enclosure)
- B. Review and Approve December 31, 2025 Bi-monthly Unaudited Financial Report and Cash Position (enclosure)

**V. DIRECTOR DISCUSSION & UPDATES**

**A. Property Insights Analytics Website – Director Booth**

- i. Update on exploration of legal liability.
- ii. Update on possibility for a Trails web app vs. dual native apps.

**B. Storm Water Drainage – Director Smith**

**C. MD Review / Select Mission Statement on Dropbox – Director Vrabel**

MD Board to post additional Mission Statements for Board Final Selection for our public website.

**D. Castle Rock Water IGA: February (Fourth) Meeting Update– Director Vrabel**

**E. Meeting will be held on February 19 from 3 to 4 pm at TCRW main office.**

- i. Legal Counsel has prepared a letter which was sent out by CLA’s third party vendor to BMR residents explaining the MD’s intent to seek DC Judge’s approval for using our excess water funds for road improvements on Glade Gulch Rd and Bell Mountain Dr instead of buying down our water debt with TCRW. If residents do not approve of MD’s intent, the excess water funds will be used to buy down the debt instead as originally planned.
- ii. Metro District to provide photos of slope erosion along the new water line for TCRW when weather permits.
- iii. TCRW is checking with Douglas County for funding opportunity to get a grant for IGA design fees for BMR (\$218,800 reduction in our total financing package may be possible).
- iv. Legal Counsel has solicited MD’s approved surveying company (Archer) who will replat the 3.25-acre site for the future WTP by TCRW, and a 40,000-sf parcel of land for the new 400k gallon water storage tank (see reference in Appendix A – action item for Tim).

**F. Monthly Metro Park Activities – Director Rowells**

**G. Monthly Trail Activities – Director Rowells**

MD to develop a specific “instructional list of activities” for the resident volunteers (in conjunction with APM), that would like to maintain their trails crossing their C zones. APM will still be required to mow all horse/hiking trails to no less than six inches mowing height.

**H. Fire Mitigation – Director Booth**

Homeowner sessions to be presented by John Murgel of CSU Extension Office and/or Brian Curry of Dove Creek.

**I. Upcoming January EC Agreement, 1st meeting between MD and EC Ownership – Director Vrabel**

MD to discuss with EC their encroachment of the feed storage on MD land.

**J. Joint HOA/MD 1st Meeting on January 18th, 10:15 am to 2:30 PM Town Library, Meeting Room C – Director Vrabel**

MD/HOA will be issuing a joint statement about our first joint meeting shortly.

**K. Other Director Matters – All**

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

**VII. ATTORNEY MATTERS**

- A. Executive Session – Pursuant to Section 24-6-402(4)(b) and (e) C.R.S. to Discuss current CLA contract, SoW, and possibility of revising scope.
- B. Depending on resident input on usage of BMR excess water fund, Legal counsel will set a date and time with the Douglas County Court to amend the BMR water document, so that the MD can utilize the excess Water Funds for the BMR road improvement project. Also refer to Item D. (i). above.
- C. 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.
- D. Legal Review of MD Board Positions (Preamble) and Roles prior to posting them on Public Website.

**VIII. OTHER BUSINESS**

Confirm Quorum for March 3, 2026 Regular Board Meeting at Lowell Ranch at 6:00 PM.

**IX. ADJOURNMENT**