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: November 3, 2026
Time: 6:00 PM
Location: 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

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. 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 – Regular Minutes of October 6, 2026 (enclosure)

III. FINANCIAL MATTERS

a. Review and Consider approval of the Claims totaling $46,512.15 to be Ratified on Report for October 2026 (enclosure)

b. Review and Approve October 31, 2026 Cash Position Report (enclosure)

c. Conduct Public Hearing and Approve the MD 2027 General Fund Budget(enclosure)

d. Establish Petty Cash Account for Misc. Expenses – Director Vrabel

IV. DIRECTOR DISCUSSION & UPDATES

a. Storm Water Drainage – Director Smith

   i. Add speed limit signs (5mph) on lower Tank Access Road (off Cactus Rose Cir.)

   ii. Restore Drainage Ditch (by Pieter Tackenberg) – at Tank Farm Access Road

b. Monthly Metro Park Activities – Director Rowells

c. Main Entrance Wooden Logs Replacement Project – Director Vrabel

   i. Need Log End Caps

   ii. Caulking of Logs at penetrations through stone columns

iii. Rust Protection Paint at bases of (4) HSS Columns and A/B's

d. RFP 2027 Road Repairs Update – Director Heberlein

e. Perimeter Fence Project East Property Line – Director Rowells

f. Parkway West Bound Second Bridge Pier Foundation Erosion – Director Vrabel

g. Irrigation Update for Main Entrance, Median and Park – Director Rowells

h. Park Master Plan – Director Booth

i. Park Road to Glade Gulch update – Next step is skim coat with road base

ii. Materials Storage – the Board has decided that the bins are not required

iii. Fence along new loop road – Contract Awarded to Tree Nails Co.

iv. 5 Year Park Master Plan with Annual Priorities and Costs

i. Other Director Matters – All

V. REVIEW / UPDATE DIRECTOR ACTION ITEMS

a. See Appendix A

VI. ATTORNEY MATTERS

a. Approve Subdivision Regulations Request Letter

b. TCRW New Raw Water PVC Line, TE and PE – Execution of Easements

i. Also Require Statement of Authority to Sign these Documents

c. Executive Session pursuant to 24-6-402(4), (b) CRS for purposes of:

i. Legal advice received, the MD is to respond to Naturion with numerous questions. The MD will not be expending any legal fees at this time.

VII. OTHER BUSINESS

a. Confirm Quorum for December 1, 2026 Regular Board Meeting – Lowell Ranch, 6:00 P.M.

VIII. ADJOURNMENT

Appendix A: Director Action Items

Create Date & #	Who	Action Item	Status
Recurring	Steve	Request Homeowner Contact List from Advance HOA every six months.	Stored on Dropbox Active Working Files – **Received new list in October. Next list is due in April 2027**.
5/6/25 #3	John	Resurrect / Update Park Master Plan, coordinate with HOA as needed.	**Pending** – Estimate of $300K for large pavilion, bathrooms, and storage is high **and on hold.**
8/5/25 #3	John	Complete populating new Projects List spreadsheet based on past / current homeowner projects and move the file to Dropbox.	**In Progress** – Spreadsheet design is mostly done, pending population.
8/5/25 #4	John	Develop a Metro District tracts list with attributes to track the purpose, dead scrub oak and weed management, and any long-range plans.	**In Progress** – Still needs work
10/7/25 #5	John	Lead development of specialized permits for various types of activities that must be authorized and overseen by the Metro District.	**In Progress** – Work with Jerry Heberlein and Tim Flynn.
11/4/25 #2	Molly	Lead an assessment of trail locations and identify any adjustments necessary to remove trails from B zones, etc.	**In Progress** – Some trails go through B zones and even off BMR land. Work will be needed to realign trails. Molly had scheduled a meeting with APM but now needs to reschedule.
1/6/26 #2	John	Visit county zoning to get list of all BMR zone swaps done and provide them to Morris Hansen to update A/B/C zones on new website.	**In Progress** – MD tracts ownership names have been aligned. John still needs the zone swap data from the county.
8/4/26 #1	All	Work with HOA on replacement of street signs with wooden posts and decorative brackets.	**On Hold** – Waiting to hear back from HOA.

Create Date & #	Who	Action Item	Status
9/1/26 #1	John	Send letters this fall to homeowners where the mastication was done by the Metro District in 2023 (state grant) to turn the maintenance responsibility back to the homeowners.	
9/1/26 #2	Molly	Discuss irrigation billings with TCR Water to better understand how we are being billed for our two irrigation taps and usage.	
10/6/26 #1	Jay	Obtain a quote from J&D Concrete for concrete gutters at the main entrance, approximately 680 linear feet.	
10/6/26 #2	Molly	Obtain confirmation that Three Nails fence quote is for pressure treated lumber and a written labor / workmanship warranty.	
10/6/26 #3	Jay	Talk to county about their plans for a bike path that will come down to BMR. This might affect our decision and/or negotiations about the Plum Creek restoration.	