

**CONSOLIDATED BELL MOUNTAIN RANCH
METROPOLITAN DISTRICT**

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DENVER, CO 80202
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NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, January 6, 2026

TIME: 6:00 p.m.

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

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
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.
- E. Review and Consider Approval of Resolution 2025-01-01, Establishing date, time and location for the regular meetings of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District and authorizing posting public notice of District meetings online in compliance with the Open Meetings Law (enclosure)

II. MANAGER MATTERS

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

III. APM MONTHLY REPORT – John McKillip

- A. Use of heavier aggregate on road shoulders – pros / cons / experience to date

IV. FINANCIAL MATTERS

- A. Review and Consider acceptance of the Claims totaling \$76,338.64 to be Ratified Report for December (enclosure)
- B. Review and Approve October 31, 2025 Bi-monthly Unaudited Financial Reports

(enclosure)

V. DIRECTOR DISCUSSION & UPDATES

A. Review Updated Metro Analytics Website – Director Booth & Morris Hansen

- i. Revised website is now data-driven with real-time feeds from Douglas County.
- ii. Refined sequence of layers, labeling of parcels, separation of A/B/C zones.
- iii. Location and layering of additional Metro infrastructure elements (culverts, mailboxes, streetlights). Culverts came in from CAD, but Morris separated into own layer and then added the others.
- iv. Improved navigation & preparation for future years drone / dead wood analysis. We can discuss this in detail in the joint meeting with HOA.
- v. Moving in the direction of having this website (web app) replace the native Trails app. That way we avoid the hassle, registration, and requirements of the Google and Apple stores. We would simply shut down the Trails app.
- vi. **Pending Actions:**
 - a. Confirm or correct all trails, move trails out of B zones and into C zones, including a few places at edge of BMR that need to be looked at.
 - b. Work with county to identify all zone swaps and incorporate updated survey data.
 - c. Research why the county has two names for Metro on tracts.
 - d. Research ownership of two tracts by other 3rd parties (not Metro and not TCRW).
- vii. **Under Consideration:** Provide capability to report issues on the website / app (e.g., streetlight out, problem on a trail, washout on road or trail, etc.)
- viii. **Concern:** Once we release this, it is detailed map to BMR, including trails, etc. that anyone outside BMR (e.g., Crystal Valley) can use to walk our trails, etc. Of course, the Trails app is that today, and it may not be a problem.

B. Storm Water Drainage – Director Smith

C. MD Board Positions and Roles on DropBox - Director Vrael

- i. MD Board Positions Preamble and MD director's role responsibilities require Board and Legal reviews prior to posting on our public website.

D. Castle Rock Water IGA: Mid-January (Fourth) Meeting Update– Director Vrael

Meeting was not held on December 14th – Will hold meeting in mid-January instead.

- i. Legal Counsel with MD to prepare a letter to Residents of the BMR on potential use of the “excess Water Fund” buy-down in the IGA for our BMR road infrastructure improvements instead. Water Fund to be used (if approved by the DC Court) for our two main arteries, Glade Gulch Rd and Bell Mountain Dr.
- ii. Metro District to provide photos of slope erosion along the new water line for TCRW when weather permitted.
- 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. Metro District to verify if the previous surveying company (Archer) can transfer the survey to mylar paper or Metro District needs to perform a new survey for the Administrative Transfer of two parcels to TCRW. (see reference in Appendix A action item for Tim).

F. Monthly Metro Park Activities – Director Rowells

G. Monthly Trail Activities – Director Rowells

H. Fire Mitigation – Director Booth

- i. Homeowner sessions to be presented by John Murgel of CSU Extension Office and/or Brian Curry of Dove Creek. Can this be sponsored jointly with HOA?

I. Volunteer Residents Maintaining Horse / Hiking Trails – Director Rowells

J. Banners at Park are Weathered – Director Booth

K. Burned out streetlights – How do we engage CORE? – Director Booth

L. Equestrian Center Encroachment on Metro Property – Director Booth

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

N. Joint HOA/MD 1st Meeting on January 18th, Noon to 3:30 PM Town Library, Meeting Room C – Director Vrabel

O. Other Director Matters – All

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

VII. ATTORNEY MATTERS

- A. Legal counsel will contact Douglas County Court to possibly 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.
- 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 February 3, 2026 Regular Board Meeting at Lowell Ranch at 6:00 PM.

IX. ADJOURNMENT