

**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

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. 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 \$XXXXXX to be Ratified on Report for October 2026 (enclosure)
- b. Review and Approve October 31, 2026 Cash Position Report (enclosure)
- c. Review and Approve Draft Metro District 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. Legal counsel update on filing the surveyed plats to DC on Tract J Administrative Replat and Quit Claim Deed documentation for IGA with TCRW.
 - i. Approve Subdivision Regulation 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

