

**CONSOLIDATED BELL MOUNTAIN RANCH
METROPOLITAN DISTRICT**

2001 16TH 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, July 7, 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.

II. MANAGER MATTERS

- A. Review and Consider Approval of the Minutes of June 2, 2026 (enclosure)

III. APM MONTHLY REPORT – John McKillip

- IV. APM Monthly Maintenance Report – Mr. John McKillip

V. FINANCIAL MATTERS

- A. Review and Consider acceptance of the Claims totaling \$95,218.39 to be Ratified Report for April 2026 (enclosure)
- B. Review and Approve June 1, 2026 Cash Position Report (enclosure)
- C. Approval of \$60K addition to 2026 Budget to account for transfer from HOA for Front Entrance project.

D. Conduct Public Hearing to Amend 2025 Budget; Consider Adoption of Resolution to Amend 2025 Budget (enclosure).

VI. DIRECTOR DISCUSSION & UPDATES

A. Storm Water Drainage – Director Smith

i. Castle Rock Water IGA: June/July (Fifth) Meeting to be held after the DC filings are submitted and results known – Director Vrabel

ii. TCRW has talked with the resident regarding the washouts on the tank access road.

B. Monthly Metro Park Activities – Director Rowells

C. Fire Mitigation – Director Booth

D. HOA & MD Joint working session update – Director Vrabel

a. Street Signs Materials Selection – awaiting response from the HOA.

E. Main Entrance Wooden Log Replacement Project – Director Vrabel

F. Additional Road Repairs Required, depression/cracks - Director Vrabel

a. Jeff Ferguson was authorized to perform the second round of road repairs for \$31,520.

G. Perimeter Fence Project, N, E, West property lines – Director Rowells

H. Weed Management Budget Update – Director Booth

I. MD and EC mowing/maintenance contract update – Director Vrabel

J. Ranch Maps – Do we have what we need for roads and other infrastructure projects or do we need to develop something different? – Director Booth

I. Other Director Matters – All

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

VIII. ATTORNEY MATTERS

A. **TCRW New Raw Water Pipeline PE & TE Easements** – Director Vrabel

Legal has reviewed the documents which have been sent back to TCRW for corrections. **Awaiting Response from TCRW.**

1. MD Board of Directors Resolution authorizing this transaction

2. Statement of Authority listing the authorized signatory

3. Execute PE Document

4. Execute TE Document

B. **Executive Session – Pursuant to Section 24-6-402(4)(b) and (e) C.R.S. to Discuss EC Agreement moving forward.**

Second meeting was conducted on June 11 at 10:00 am at the EC conference room. Directors Jay Smith with Steve Vrabel and Legal Counsel, Tim Flynn were in attendance. Next meeting (#3) is scheduled for **TBD**.

- * Review EC comments on draft MD/EC Agreement, Comments by June Laird

- * Feed storage bin on MD property to be relocated by EC

- * Rider Disclaimer Form Arena/Trails – Legal to prepare draft

- * MD Rules & Regs – Upload “Trail Rules” to current MD Rules & Regs.

C. Legal Counsel to contact Douglas County Court office to get a meeting with Judge to present the positive MD resident survey and ask the Judge to possibly approve the excess water fund use for our road infrastructure.

D. Legal Counsel to receive replats from Archer Survey of the two properties. Then submit the Archer Survey replat to the Douglas County on Tract J Administrative Replat and Quit Claim Deed documentation for IGA with TCRW – Also see Appendix A 2/4/25 #1.

IX. OTHER BUSINESS

A. Confirm Quorum for August 4, 2026 Regular Board Meeting at Lowell Ranch at 6:00 PM.

X. 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 – last received April 2026. New contact list is due in November 2026 .
2/4/25 #1	Tim	Subdivide 3.25-acre parcel across from WTP site, plus 40k sf parcel for new 400k gal. storage tank.	In Progress – Archer has completed replotting the parcels. Legal to submit docs to DC when available.
5/6/25 #3	John	Resurrect / Update Park Master Plan, coordinate with HOA as needed.	In Progress – Have reviewed with HOA. Pending cost estimate detail from Richard Friedly for new park structures.
5/6/25 #8	Steve	Lead finalization of IGA (MD and Town of Castle Rock water), working with Tim and Russ.	On Hold – MD & TCRW meeting #5 delayed until the lot filings and the Water funds usage are finalized.
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, commencing 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 #1	Tim	Legal Counsel to file a motion for a hearing by DC court judge.	In Progress – Survey results are positive, 68% “Yes”, and 32% “No”.
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.	Not Started – 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.
12/2/25 #1	John	Provide pictures of erosion on hill where pipeline comes up to tanks for Steve and TCRW.	Not Started

Create Date & #	Who	Action Item	Status
12/2/25 #5	Tim	Draft agreement between the Metro District and Morris Hansen for the work he has done and will be doing in the future.	In Progress – Morris has reviewed the draft and returned comments and modifications.
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.	Not Started – Also research why MD tracts do not have identical ownership names?
6/2/26 #1	Jay	Schedule meeting between MD and EC to discuss the main channel drainage at the Bell Mountain Parkway.	
6/2/26 #2	Molly	Modify Rules and Regulations to remove sentence about slash pickup form being on Metro District website and to add language regard e-vehicles.	