October 22, 2025

Consolidated Bell Mountain Ranch Metropolitan District, ("Metro District")
Board Position – Descriptions

The Metro District is a special, quasi-governmental entity that finances and provides public improvements and services to fund infrastructure. The Metro District is independent of existing local governments and is financed through a portion of Bell Mountain Ranch property taxes with operations overseen by an elected Board of Directors. For Bell Mount Ranch, the Metro District maintains the roads, bridges, open and community spaces, and isolated Metro District property tracts, pedestrian and horse trails, as well as landscaping at from development entrance along the parkway extending to the park.

Metro District board is made up of five (5) members and are publicly elected positions with two- or four-year terms. In the event the number of viable candidates is equal to or less than the open board positions, the existing board will opt to accept and appoint volunteers for the open board seats and forgo an election, and the related election expenses.

The Metro District would like to draw upon the business diversity and skill sets that exist within the community, as well as community participation in the maintenance of district's infrastructure. To qualify for a director position for the Metro District, as person must be an "eligible elector", which is a registered voter in Colorado, and either: 1) A resident of the district or 2). The owner (or spouse or civil union partner) of taxable real property located within the district. Both qualifications must be met at the time of self-nomination or at the time of appointment by the Board.

Once the new board is formed, the five-member board elect individuals to the following offices: President, Vice President, Secretary and Treasurer. Each position requires at least a majority board vote. Board member may have 2 titles: Director and one of the offices listed above. Time commitment will vary based on level of need to conduct Metro District business. Several of our current Board members work full-time, and the Board will accommodate work schedules. At the end of the day, all the board positions are by community volunteers looking out for the long tern viability of the district's infrastructure.

It should be noted: the Metro District is a separate entity from the Bell Mountain Ranch Homeowners Association (HOA) and has no jurisdiction over HOA managed responsibilities. The HOA has nojurisdiction over Metro District managed responsibilities or properties. Since BMR residents pay both property taxes and HOA dues, it is in the collective interest of both entities to work together in good faith for the good of the community and advance the community vision for the future. The current board encourages future interest in becoming a board member, or just community volunteers for various activities and events the Metro District sponsors from time to time.