

**BELL MOUNTAIN RANCH
BMR HOA & CMD JOINT WORKING SESSION
October 9, 2026, 1-4pm**

NOTICE IS HEREBY GIVEN that a joint working session of the Boards of Directors of the Consolidated Bell Mountain Ranch Metropolitan District and the Bell Mountain Homeowners Association, Inc. located in Douglas County, Colorado, will be held on:

Date: October 9, 2026

Time: 1:00 PM

Location: 100 S. Wilcox Street, Castle Rock, CO 80104

No official action will be taken by the Board at this working session.

Purpose

Improve coordination between the BMR HOA and MD, clarify areas of responsibility, identify shared priorities, and consider communication procedures for matters that involve both organizations.

Agenda

Communication & Coordination Going Forward

- Consider annual joint working sessions
- Method for HOA/Metro communication, primary and backup
- Identify how projects or concerns involving both organizations will be tracked and communicated

Spending & Potential Shared Expenses 2027

- Clarify what expenses could be paid by the HOA or the Metropolitan District
 - Documentation and communication of financial responsibilities for projects
 - Discuss circumstances where costs may appropriately be shared or gifted/Template MOU
- Process to discuss projects before HOA/MD commits funds/Budget planning for projects involving both organizations

DRC (HOA) / Metro District Point of Contact

- Optional designated POC between the DRC and MD regarding easement access for homeowner maintenance/work
- Create a process for identifying projects that may involve:
 - Metro property or POSPE
 - Easements or rights-of-way
 - Roads and drainage
 - Trails or walking paths
 - Construction access
 - Other District infrastructure
- When should the DRC contact the Metro before approving a project affecting Metro responsibility areas
- POC will inform Metro board of items involving Metro
- Metro approved form

BMR Roads

- Current road concerns and maintenance priorities/Update on Water funds and Road Plan for 2027
- Communication with homeowners regarding road-related issues

Park Shed/Park Master Plan

- Shed
 - Current use and condition of the shed - replace or repair?
 - Storage needs for HOA, Metro, community events, and volunteer activities
 - Access, keys, and authorized users
 - Organization and possible improvements

- Responsibility for costs
- Park Master Plan
 - Brief summary of master plan and items completed
 - Continue with current plan or update
 - Financial considerations
 - Add bus stop
 - Play structure condition
 - Irrigation expansion
 - Baseball backstop

Street Signs. Brief update for 2026

- Sign standards and consistency throughout Bell Mountain Ranch/CDOT requirements
- Funding and prioritization of replacements

Mailboxes

- Brief Update for 2026
 - 2027 Mailbox plan/Current conditions, remaining replacements and maintenance needs
 - Storage of mailbox frames
 - Cost-to-date for pedestal replacement/cost repair

Volunteer Appreciation

- Legal opinion
- Joint cost share/budget
- Planning and determine committee chair