

**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, August 4, 2026

TIME: 6:00 p.m.

PLACE: 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

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 July 7, 2026 (enclosure)

III. APM MONTHLY REPORT – John McKillip

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

V. FINANCIAL MATTERS

- A. Review and Consider approval of June 2026 Claims totaling \$50,659.81(enclosure)
- B. Review and Acceptance July 1, 2026 Cash Position Report (enclosure)
- C. Review & Approve Unaudited Financial Statements Ending June 30, 2026 (enclosure)

VI. DIRECTOR DISCUSSION & UPDATES

A. Storm Water Drainage – Director Smith

- i. Violation on Secondary Access on Riva Rose

B. Castle Rock Water IGA: August (Fifth) Meeting to be held this month, Day TBD – Director Vrabel

C. Monthly Metro Park Activities – Director Rowells

D. Fire Mitigation – Director Booth

E. HOA & MD Joint Working Session Update – Director Vrabel

- i. Street Signs Materials Selection – awaiting response from the HOA.

F. Main Entrance Wooden Logs Replacement Project – Director Vrabel

G. Additional Road Repairs Completed on Depression/cracks - Director Vrabel

- i. Jeff Ferguson was authorized to perform the third round of road repairs for \$13.8k.

H. Perimeter Fence Project North, East Property Lines – Director Rowells

I. MD and EC Horse Trail Maintenance Contract Update – Director Vrabel

J. Road Chip Seal Project Bids Update – Director Heberlein

K. Unauthorized Trail Damages by 1252 Rosewind Circle - Director Rowells

L. B. M. PRWY – West Bound Bridge Pier Fdn. Erosion – Director Vrabel

- i. Site Meeting Scheduled for August 5th at 1:30 p.m.

M. Update on Main Entrance, Median and Park Irrigation – Director Rowells

N. Front Entrance Landscaping – Bed Edging and New Rocks – Director Booth

O. 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, Steve Vrabel and Legal Counsel Tim Flynn were in attendance. Next meeting (#3) **may not be required.**

- * EC comments on MD Trail Rules were reviewed, MD will Upload Revised Trail Rules on MD public website. EC management will be advised accordingly.
- * Feed storage bin on MD property to be relocated by EC
- * Rider Disclaimer Form Arena/Trails – Legal to prepare draft

- C. Favorable update on July 27th meeting at DC courthouse on usage of excess water funds for the ranch road infrastructure.
- D. Legal Counsel has received surveyed replats from Archer Survey of the two properties. Legal counsel update on filing the surveyed plats to DC 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 September 1, 2026 Regular Board Meeting at Lowell Ranch at 6:00 PM.

X. ADJOURNMENT