

**CONSOLIDATED BELL MOUNTAIN RANCH  
METROPOLITAN DISTRICT**  
2001 16<sup>TH</sup> 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, June 2, 2026

**TIME:** 6:00 p.m.

**PLACE:** Lowell Ranch  
2330 S. I-25, East Frontage Road  
Castle Rock, CO 80104

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
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 May 11, 2026 (enclosure)

**III. APM MONTHLY REPORT – John McKillip**

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

**IV. FINANCIAL MATTERS**

- A. Review and consider acceptance of the Claims totaling \$44,182.17 to be Ratified Report for March 2026 (enclosure)
- B. Review and consider acceptance of the May 26, 2026 Cash Position Report (enclosure)

**V. DIRECTOR DISCUSSION & UPDATES**

- A. Storm Water Drainage – Director Smith
- B. Castle Rock Water IGA: June/July (Fifth) Meeting to be held after the DC filings are submitted and results known – Director Vrabel
  - i. TCRW staff presented the request to BOCC with Douglas County. Awaiting the BOCC response, (\$218,800 design fee reduction in our total financing package may be possible).
- C. Monthly Metro Park Activities – Director Rowells
- D. Fire Mitigation – Director Booth
- E. HOA & MD Joint working session update – Director Vrabel
  - a. Street Signs Materials Selection – awaiting response from the HOA
- F. Main Entrance Wooden Log Replacement Project – Director Vrabel
  - i. Ratify approval of contract between the MD and the contractor Nubilt that was executed on May 13<sup>th</sup> (enclosure)
- G. Additional Road Repairs Required, depression/cracks - Director Vrabel
- H. BMR Perimeter Fence Project, N, E, West property lines – Director Rowells
- I. Update on Park Pavilion – Director Booth
- J. Roads vs. Everything Else – Master Plan – Directors Vrabel/Heberlein
- K. Other Director Matters – All

**VI. REVIEW / UPDATE DIRECTOR ACTION ITEMS – SEE APPENDIX A**

**VII. 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.**  
First meeting was conducted on May 12 at 1:30 pm at the EC conference room. Directors Jay Smith with Steve Vrabel and Legal counsel Tim Flynn were in attendance. Next meeting (#2) is scheduled for June 11 at 10:00 a.m.
  - \* 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
  - \* EC offer to purchase MD Tract “F”???
  - \* MD Rules & Regs – Upload “Trail Rules” to current MD Rules & Regs.
  - \* EC ownership looking to perform some maintenance work for MD, mowing, etc.
- 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.

**VIII. OTHER BUSINESS**

- A. Confirm Quorum for July 7, 2026 Regular Board Meeting at Lowell Ranch at 6:00 PM.

**IX. ADJOURNMENT**

