

**CONSOLIDATED BELL MOUNTAIN RANCH
METROPOLITAN DISTRICT**
2001 16TH STREET, SUITE 1700
DENVER, CO 80202
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NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Monday, May 11, 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

- III.** A. Review and Consider Approval of the Minutes of April 7, 2026 (enclosure).

IV. APM MONTHLY REPORT – John McKillip

- A. APM Monthly Maintenance Report – Mr. John McKillip
- B. Status of “No Trespassing Signage” – Director Rowells

V. FINANCIAL MATTERS

- A. Review and Consider Approval of the Claims Totaling \$66,204.48 to be Ratified Report for March 2026 (enclosure).
- B. Review and Consider Acceptance of March 31, 2026 Unaudited Financial Statements and May 6, 2026 Cash Position Report (enclosure).

C. Review and Consider Approval of Draft 2025 Audit (enclosure).

VI. DIRECTOR DISCUSSION & UPDATES

A. Storm Water Drainage – Director Smith

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

a. 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).

b. Existing fence enclosure replacement at the Town water well site, across the WTP.

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

G. Front Entrance MOU was executed between the HOA and MD on May 7th HOA meeting.

H. Proposal received on April 7 from Nubilt G.C. The MD to meet on May 13th with Nubilt to finalize the contract.

I. Director Vrabel has been assigned as the MD project manager for this project and will handle all matters relating to this Project for the MD. Monthly Project updates will be provided jointly to the MD and HOA boards as the Project moves forward.

J. Monthly Trail Activities – Director Rowells

K. Park Area Bird Decoy's Second Re-installation and Douglas County Court Hearing – Director Rowells

L. Road Repairs, depression/cracks, Authorized Expenditure of \$23k – Director Vrabel

M. BMR Perimeter Fence Project, N, E and West property lines – Director Rowells

N. Update on Park Pavilion – 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.

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. – If required?

Tentative meeting has been scheduled for May 12 at 1:30 pm at the EC conference room. Directors Jay Smith and Steve Vrabel, with Legal Counsel, Tim Flynn plan on attending.

- * Feed storage bin on MD property
- * Rider Disclaimer Form – review by Legal
- * MD Rules & Regs – Update with Trail Rules

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 Communicate with Archer Surveying Co. to complete the survey replat of the two properties. Then submit the Archer survey replat to 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 June 2, 2026 Regular Board Meeting at Lowell Ranch at 6:00 p.m.

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 Nov 2025. 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 the replotting the parcels. Legal to submit doc's to DC when available.
5/6/25 #3	John	Resurrect / Update Park Master Plan, coordinate with HOA as needed to determine the fate of the HOA storage shed.	Reviewing 2020 plan developed between HOA & Metro boards. This will be discussed with the HOA at the upcoming joint meeting.
5/6/25 #8	Steve	Lead finalization of IGA (MD and Town of Castle Rock water), working with Tim and Russ.	MD & TCRW meeting #5 delayed until the lot filings and the Water funds 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.	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.
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.	Work with Jerry Heberlein and Tim Flynn.
11/4/25 #2	Molly	Review Trails app and compare to actual trails to determine needed changes to the app or trails.	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.

Create Date & #	Who	Action Item	Status
12/2/25 #1	John	Provide pictures of erosion on hill where pipeline comes up to tanks for Steve and TCRW.	When weather permitting.
12/2/25 #3	Molly	Lead an assessment of trail locations and identify any adjustments necessary to remove trails from B zones, etc.	Work in Progress. Coordinating with APM
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.	Draft has been completed and sent to Morris for review. Include appropriate IP rights of use.
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.	Also research why MD tracts do not have identical names?