

**CONSOLIDATED BELL MOUNTAIN RANCH
METROPOLITAN DISTRICT**

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NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, September 1, 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.
- E. Naturion Proposal to Reclaim Plum Creek – Brandon Terrazas

II. MANAGER MATTERS

- A. Review and Consider Approval of the Regular Minutes of August 4, 2026 (enclosure)

III. APM MONTHLY REPORT – John McKillip

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

IV. FINANCIAL MATTERS

- A. Review and Consider approval of the Claims totaling \$54,939.74 to be Ratified Report for August 2026 (enclosure)
- B. Review and Approve August 27, 2026 Cash Position Report (enclosure)
- C. Preparations for the Metro District 2027 General Fund budget – Director Vrabel

V. DIRECTOR DISCUSSION & UPDATES

- A. Storm Water Drainage – Director Smith
 - i. Status of Claim Reimbursement on 1282 Riva Rose
- B. Castle Rock Water IGA: Fifth Meeting was on August 26 – Director Vrabel
- C. Monthly Metro Park Activities – Director Rowells
- D. Fire Mitigation – Director Booth
 - i. Status of the drone flyover for 2026.
 - ii. Results of scrub oak analysis with John Murgel of CSU Extension Office.
 - iii. Plan for masticated scrub oak management going forward.
- E. Main Entrance Wooden Logs Replacement Project – Director Vrabel
- F. Additional Road Repairs Cracks, Depressions – Director Heberlein
- G. Perimeter Fence Project East Property Line – Director Rowells
- H. Violation – Trail Damages by 1252 Rosewind Circle – Director Rowells
- I. Parkway West Bound Bridge Pier Foundation Erosion – Director Vrabel
- J. Irrigation for Main Entrance, Median and Park – Director Rowells
 - i. Increase in budget and scope.
- K. Weed Management Update – Director Booth
- L. Front Entrance Landscaping – Bed Edging and New Rocks – Director Booth
- M. Discuss and Approve Revised MD R & R's, and Trail Rules – Director Vrabel
- N. Park Master Plan – Director Booth
 - i. Park Road to Glade Gulch, Parking Area, and Materials Storage
 - ii. Keep backstop for ballfield or offer it to local organizations?
 - iii. Schedule meeting with HOA to discuss what we can afford to do next.
- O. Non-Driveway Access to Properties Over Metro Land & Easements – Director Booth
- P. Comcast Phase II of Telecom Upgrade to Fiber – Director Booth
 - i. Coordination with Road Repairs on Glade Gulch Road
- Q. Other Director Matters – All

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

VII. ATTORNEY MATTERS

- A. Legal counsel update on filing the surveyed plats to DC on Tract J Administrative Replat and Quit Claim Deed documentation for IGA with TCRW
- B. Review and Consider Approval of Resolution 2026-9-1 to Adopt Revised MD Rules and Regulations for Trails and Arena (enclosure).
- C. Review and Consider Approval of Resolution 2026-9-2 Authorizing the Transfer of \$700,000 from Water Fund to the Capital Project Fund for Road Repair Purposes (enclosure).

VIII. OTHER BUSINESS

A. Confirm Quorum for October 6, 2026 Regular Board Meeting – Lowell Ranch, 6:00

IX. ADJOURNMENT