

MINUTES OF REGULAR MEETING

BLUE VALLEY METROPOLITAN DISTRICT

Regular meeting called to order at 7:09 pm on Tuesday, January 13, 2026 following a work session that began at 6:30pm. The meeting was held via live Zoom meeting feed. Board secretary Andrea Buller present. Board members present: Buck McNichols, Tim Vermeer, and Brenda Kellen. Board absent: Jeff Powles and Mark Nelson. Guests present; Ron Mentch, Dennis Cunningham, Taylor & Jessica Johnson, Julie & Sean Saffel, Todd Nelson, and Matt Stoia.

Review and Approval of Minutes of Previous Meeting(s) – Buck moved to approve minutes from December meeting. Brenda seconded. All in favor. Motion carried.

Water Operator –see attached report as provided by Ron Mentch, Water Operator.

- Buck contacted Tony Cozzolino to start bleeder line to avoid freezing.

ARC –

- Updated Forms and Fee Schedule Approval – Buck moved to approve the ARC forms as presented. Brenda seconded. All in favor. Motion carried. Andrea will post on the website.
- Items presented by Dennis Cunningham & Sean Saffel
 - Colorado Wildfire Resiliency Code – Dennis went to Grand County to get information and guidance on the new state law but has yet to receive. For more information, visit <https://dfpc.colorado.gov/colorado-wildfire-resiliency-code>. Must be adopted as a minimum standard by April 1, 2026. Board will have to hold a special meeting in March.
- Metal siding – ARC looking for Board’s guidance on future requests for this.
- Fences – Are wood fences allowed? After discussion the answer was yes but a more fire safe material would be recommended.

River Committee – Noone present. Nothing to be presented.

Engineering Project Update if any – Buck has tried to contact the engineering firm multiple times regarding a study to determine tap fees. Will try again now that holidays are past.

Spring Road Work Planning – Buck will get with Mark and let Andrea know if any changes need to be made to RFP form for her to publish.

Public Address –

- Todd Nelson – went to Grand County and they have changed regulations regarding vacant land. One change is related to storage containers. Recommends they contact Kris Manguso at the County to get more information.
- Todd Nelson – believes any District liability for a potential fence fire issue is covered under Government Immunity.
- Todd Nelson – would like to see BVMD have Public Address at future meetings before any decisions are made.
- Dennis Cunningham – wondering if need to discuss water restrictions as it is not looking good out there as Green Mountain is at 39% and snow pack is low. Buck stated that Brenda is working on getting an information packet together to disburse by spring.

Secretary’s Report –

- 2026 Budget Approval & Resolution – Andrea presented final budget document with final actual figures from 2025. Buck moved to approve the Budget Resolution and Final Budget as presented. Brenda seconded. All in favor. Motion carried.
- Approve Budget Message – Buck moved to approve the Budget Message. Brenda seconded. All in favor. Motion carried.
- Certify 2026 Budget – Buck authorized use of his digital signature to Certify the 2026 Budget.
- Resolution 2026-01 Designating Posting Location – Buck moved to approve the Resolution. Brenda seconded. All in favor. Motion carried.
- Current Balance(s) as of 12/31/25 – Stand for Audit
 - GMB Checking = \$ 18,974.02
 - GMB Money Market Savings = \$ 216,740.80

- COLO Trust = \$ 237,277.12
- Paid Bills to Approve thru 1/13/2026 = \$ 28,793.45 – Buck moved to approve paid bills as presented. Brenda seconded. All in favor. Motion carried.
- 2026 Tax Levy Certification filed
- Transparency Notice filed
- Amended Boundary Map filed reflecting Land Exchange
- 2026 Meeting Schedule posted
- Work Comp Resolution filed
- ARC Funds
 - Deposits held (could be refunded) = \$ 14,938.00

Buck moved to adjourn the meeting at 7:51 pm. Brenda seconded. All in favor. Motion carried. The next regular meeting is scheduled for April 13, 2026.

BLUE VALLEY METROPOLITAN DISTRICT

Andrea Buller

_____, Secretary



Buck McNichols, Chairman



Mark Nelson, Vice Chairman

Brenda Kellen

Brenda Kellen, Treasurer



Jeffrey Powles

Tim Vermeer