

MINUTES OF REGULAR MEETING

BLUE VALLEY METROPOLITAN DISTRICT

Zoom virtual meeting called to order at 7:00 pm on Monday, January 11, 2021. Board secretary Andrea Buller present. Board members present: Buck McNichols, Mark Nelson, Mike Stoveken, and Tom Kellen. Board absent: None. Guests present: Matt Willits, Megan Schlegel, Kathy Walton, Susie Bergman, and Todd Nelson.

Public Address

- Todd Nelson asked what level the roads are being plowed at. Buck stated 4". Todd stated the last snow there was a base on the road and would have been nice to have had them plowed.
- Todd Nelson asked what the new internet company was paying for use of the District's property. Buck stated that the company is providing internet to the District in exchange and Grand County Public Internet is providing internet to the Blue Valley Sportsman Range meeting location in exchange. Todd believes both companies should be paying the District in addition to the exchange.
- Todd Nelson asked if Shadow Creek is paying for their mailbox. Andrea stated yes, \$200 per year.

Requested Agenda Items by Ann Findley- Ann did not log onto the meeting. Buck summarized her emailed items.

- Mailboxes – the current system is very cumbersome and messy. The board discussed and agrees that it is messy. Buck stated that if there are volunteers in the neighborhood that would like to organize the mailboxes, it would be a welcomed proposal. Andrea will email Ann and ask that she contact the post office and get back to the board with any suggestions or feedback.
- Dog Park – Buck read the statement from Ann. Todd Nelson stated he believes it would be beneficial to look at putting in a park especially if the District does get the K tract exchange, similar to what was done down by Silverthorne. Buck agreed that it is a great idea but would obviously depend on the exchange coming to fruition and money from landowners as it would not come from the current District funds without a vote which is also expensive. Jack stated that over the years many people have mentioned building common amenities so believes it is worth considering when the land exchange does take place. Figuring out the details of financing would have to come after that point. Mark stated it is a great idea but is not a board issue as has nothing to do with water system or roads.
- Windmill – Buck stated that this is not a board issue.

Water Operator

- Meter repairs verses meter replacement. What direction is the District heading and should we continue making repairs?
 - Buck asked Matt to explain more about the options. Matt stated there are manual and automatic systems. He would recommend doing a meter study. He believes it would be around \$1000 per house but would depend on what type of meter and meter reading system in addition to the installation option chosen. The installation would have to be scheduled with each homeowner to gain access and can be a trying process. Having a plumber do the install may be a less complicated procedure. This last quarter we had 10 meters not read. Jack asked what the life expectancy is of the existing meters. Matt stated that is hard to answer as there are a wide variety of reasons they fail. He would recommend going with a system that does not require an exterior meter but that would then require a reader device. Mike asked if a phase in process would make sense. Matt stated it potentially could make sense but with the ever-changing technology, it could be problematic. Matt stated we should evaluate how often the District should plan a meter reading replacement program. Matt stated he believes such program is one of the items on JVA's list for capital improvements. Mark stated that while we are working on the rate study and getting a program in place, it might be necessary to continue repairs. Matt stated each repair is probably around \$600 and would have an unknown life expectancy. The meter and assembly should be rebilled to homeowners and if Water Solutions notes an obvious owner-caused damage, the labor will also be rebilled to homeowners. Buck stated that since we are just at the beginning of the JVA water study, he believes we should continue fixing them as needed until we have better direction from the water study.
- Backflow Prevention Cross Connection Control Program required device testing completed for 2020. WSI will complete the 2020 Annual BPCCC Report. Kathy Walton asked about the backflow preventer as she would like to get rid of hers. Buck stated that the backflow preventors do serve a purpose as a safety devise for the home and water system.

- All 2020 CDPHE compliance sampling has been completed and WSI will be scheduling the 2021 CDPHE sampling.
- Discussion regarding the addition of phosphorus to the Blue River by Blue River Ranch.
- WSI requesting annual fishing/parking pass.

Blue Valley Ranch River Pollutant – Buck stated that Blue Valley Ranch is doing a study which he believes will take a year or longer. A question the District needs to ask is if the proposed pollutant affects the growth of algae blooms and if so, can/will algae grow upstream. The algae bloom would be the biggest issue to the District’s infiltration gallery. Matt stated he is also concerned about the impact on the District’s percolation rate. Buck stated he has communicated with Blue Valley Ranch and they know the District is very concerned about it and they will communicate with the District about it.

Engineering Project Update – Mark stated that he has been going back and forth with JVA to do a sight visit to get started on items that have previously been approved. As of now, they are hoping to make it up the next couple of weeks. Mark is requesting that they provide a firm date soon so he can notify Matt Willits and others so they can attend. Jack requested to be notified also as he would like to attend. Buck asked if they said anything about the water rate study. Mark stated he has been talking with Kevin on the civil end of things. Buck stated he would contact Simon in regard to the water rate study.

Review and Approval of Minutes of Previous Meeting(s) The board reviewed the minutes from the prior meeting during the work session. Buck moved to approve the December 14,2020 minutes. Tom seconded. All in favor. Motion carried.

ARC – Todd Nelson stated that the ARC would still like to discuss redoing the covenants, especially regarding setbacks. He believes there are 5 new properties planning to be built soon. He stated one of which would like to be solar. Buck stated he thought the solar issue had already been addressed. Todd stated the solar would be on the home and would be for powering the house. Buck stated that would be allowable as the state mandates are pretty cut and dry in regard to solar on homes, however, solar farms have different stipulations and would be a different discussion. Todd stated he would like solar to be addressed when rewriting the covenants. Buck asked if the committee is working on it with him. Todd stated the involvement of committee members is limited. Buck stated he would be willing to help him out as he believes putting together a proposal for the board to approve and present to the homeowners for a vote would be valuable. Buck stated that education and involvement are key to get the community to pay attention and buy in on something that is beneficial to the District before spending the money on a vote. Megan Schlegel stated that she would be happy to help as well and volunteered for Todd to contact her.

Spring Road Work Planning – Mark stated that he believes we need a lot of aggregate in a lot of areas as it is hard to make good roads without material. Buck stated that we continue to be as aggressive as we can with the budget allowed and have made great improvements with the drainage and commends Mark on being aggressive towards aggregate as that is what it needs. Buck stated the owners deserve to have good roads and all the board can do is be as aggressive as possible within the budget as there is definitely a lot that needs to be done. Buck stated that we need to look at the mag side of things this year. Mark stated the drought has made the past year very difficult. Mark also stated that only doing the work only one time a year adds difficulty especially looking to the future with increase of traffic, etc. Mark expressed that punctuality of work being done is essential. He believes it really needs to be done before Memorial Day and would like to see it done again in the fall. Buck stated that it is looking like an additional mill levy or some sort of assessment may be needed as it has been neglected for many years placing the district behind the ball. Buck stated that obviously, the first priority has to be the water. Mark will get an RFP to Andrea by the end of February for her to publish.

Fishing Access – Updated Rules and enforcement options

The board discussed fishing access and common property.

Andrea will remove all language referencing common property from the fishing pass paperwork as it will be specific to fishing passes for the future. She will send to Buck for final approval and then begin issuing passes.

The board discussed looking at moving to a keyed lock in the future but for current purposes, the code will be changed and will continue to encourage the neighborhood to be responsible with the code. Jack will get the code changed and will notify Andrea who will dispense it.

In regard to other District property, Andrea will email legal counsel to receive guidance on verbiage to be placed on signs to be erected at several physical locations within the District per legal advice from Jim Collins. This verbiage will also be placed on the website and on the next invoice in March.

Approve Budget Message – Buck moved to approve the Budget Message. Tom seconded. All in favor. Motion carried.

Certify 2021 Budget - Mark moved to certify the Budget. Tom seconded. All in favor. Motion carried.

Resolution Designating Posting Location – Buck moved to approve the Resolution Designating the Posting Location. Mark seconded. All in favor. Motion carried.

Secretary's Report

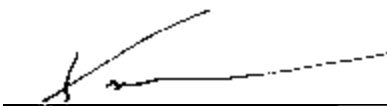
- Current Balance(s) as of 12/31/20 – Stand for Audit
 - GMB Checking = \$ 65,094.18
 - GMB Savings = \$ 70,802.05
 - COLO Trust = \$179,622.32
- Paid Bills to Approve = \$6,199.85 – Buck moved to approve bills as presented. Tom seconded. Mark abstained. Remaining board in favor. Motion carried.
- Transparency Notice filed 1/7/21
- Insurance Audit Resulted in Refund of \$859.00
- Transition to Electronic Payments – The board discussed electronic payment options. The board acknowledges that many residents would like this option and would like to look into it. They would also like to ask legal counsel if we can mandate it as that would be most cost efficient for the District. Mike would like to know if there is auto-payment option through the SIPA system. Andrea will have all the information for the April meeting and then will be able to communicate with the residents on the June invoice.

Buck moved to adjourn the meeting at 9:03 pm. Mike seconded. All in favor.

BLUE VALLEY METROPOLITAN DISTRICT



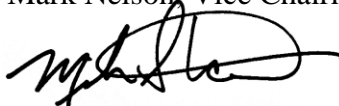
_____, Secretary




Buck McNichols, Chairman



Mark Nelson, Vice Chairman



Mike Stoveken, Treasurer



Tom Kellen



Jack Norton