

NOTICE OF REGULAR MEETING

BLUE VALLEY METROPOLITAN DISTRICT

Meeting called to order at 7:00pm on Monday, April 2, 2018. Board members present: Buck McNichols, Mark Nelson, John Ilgner, Tammy Hanohano, and Tom Kellen. Absent: None. Guests present: Josh Van der Meer, Christa Kopp, Mike Stoveken, Tim Vermeer, Kathy Walton, Jan Broadhurst, Tom Combs, Flip Brumm, Bob Heid, Ken Novak, Henry Broadhurst, Susie Bergman, Mike Roal, Brenda Kellen, Carly Kellen, Jeremy Hufford, Bob Jones, and Moira Van der Meer.

Review and Approval of Minutes of Previous Meeting(s) - Table

Public Address

- Buck stated that the neighborhood has had multiple deaths lately that the District as a community shares our condolences.
- Flipp Brumm – Thanked Buck for getting the scrap metal hauled off. Buck thanked him for cleaning up left over plastic.
- Brenda Kellen – Shared that Don Poyser passed and will be greatly missed. Multiple residents present echoed her sentiment.

Water Operator

- Meter Replacement – Matt Willits along with the board discussed. Buck mentioned that there has been a \$12000.00 in revenue not budgeted that we could utilize to complete the repairs.
- Water Confidence report finished and reported on the District website. A notice will go out with the June 2018 billing. John stated a resident had asked about the chlorine levels. Matt stated that if anyone would like him to check their area to let him know.
- Matt has diversion rates and production rates. Winter is 8-10 and summer is 20-25, conservative highs and lows. Matt showed them a graph showing the production rate which visually shows the highs and lows.
- Lead / Copper sites (10 residents) will be notified in the beginning of June.
- Matt stated he would like to encourage the board to continue the fire hydrant maintenance program and valve turning. The board agreed for him to proceed.
- Matt stated he still needs GIS mapping to be completed. Buck stated estimated cost to finish mapping is \$780.00. Matt stated with one guy for a day costing \$1200.00, should have a complete document. Buck asked Henry to get it scheduled to be completed.
- River Gate access status – still accessible with the code. Buck stated the biggest concern is the condition of the road. If snow covered or muddy, should not access it. It is an amenity for the neighborhood and thinks as long as they are not damaging the road, residents should have access. Andrea will give residents Buck's phone number when they request the code.

Water Meter Repairs - Mark Nelson moved to have Matt begin working on meter replacement with expenses not to exceed \$7500.00. Tom seconded. All in favor. Motion carried.

Water Tap Sales (requested by Todd Nelson) – Todd had a chart to show history of unrestricted budget balance and explained where all the money from water tap sales went and that when the large expenditures came, they had to get a grant to cover. Todd stated the next grant deadline is in August and require a cash match. Tier 1 grants up to \$200,000.00 get sent to Greg with DOLA and he does all the work. Above that, Greg does the work and 1 or 2 board members have to attend the meeting. Todd believes we should send a letter to all unpaid taps and give them a chance to buy taps now before increasing the rates. Buck thanked Todd for his efforts and stated he agrees with him.

Mailbox address (requested by Jan Broadhurst)

The ARC board would like to use the District's mailbox at the mailstop. Buck stated the board would recommend they try to acquire their own and that we would be happy to donate the unused lockable box for their use.

Road cuts for taps repair work (requested by Jan Broadhurst) – Jan stated the gravel was placed without compaction. Buck stated that since the ground is frozen so it cannot be completed until water can be utilized. Buck stated the gravel was placed without a cost to the District.

New ARC guidelines (requested by Jan Broadhurst)

Todd stated that he had a conversation with planning and zoning. There is a house with a detached second building and if they apply to install water to the second permanent structure, the ARC will not approve it. It was passed in 2016 and was made retroactive. Jan asked what that means for properties that currently have water to a second building. Todd stated that if it is rented, it is in violation. Mike stated he has talked with Todd and done business with him many times since November and Todd has not said a word to him about his building. Mike showed he has a building permit with approval for the water in his building. Buck stated that if it is within the ARC's governance to enforce it moving forward then he doesn't have a problem with it but believes the retroactive piece needs clarity. Buck stated he understands and empathizes with Mike. The discussion will continue after this meeting at the ARC meeting.

Architectural and Rules Committee

Quagga Mussel in Green Mtn. Reservoir

- Matt stated that mussels attached to a structure which the potential concern would be if there was a flood, it could get into the pumping structure which would be able to be controlled with massive chlorination. He doesn't believe the mussels would make the river pervious.

Spring Road Work / RFP (deadline March 28)

A letter will go to homeowners with cost of materials for culvert and the District will cover the cost of installation through the spring road work project. Each driveway crossing is approximately \$460.00 and there are 11 driveways to cross 1012, which will be recovered from the homeowners, bringing the budget over by about \$4620.00 until the revenue is collected from residents. Mark suggested backing out base until we have the revenue to cover it. Buck will draft the letter and send to Andrea.

Mark made a motion to award the bid to Wheeler at \$26,994.00 with the decrease to road base by 1/3 totaling \$3374.00, unless we receive payment from residents for culverts prior to final payment for roadwork. John seconded. All in favor. Motion carried. Mark asked Andrea to send the other bids a letter thanking them and stating the details for the winning bid.

Culvert Installation for Driveways

Mark stated we will be enforcing the Driveway Installation that is in the 2004 Service Plan. Andrea will confirm it is in the 2004 Service Plan and if so, will post on the website. One stipulation is that the roadcuts are bonded. If someone does not compact the material that is used to repair, the district will want to have recourse. Buck stated that if the ARC board is aware of anything in this area, they should notify the District. Mark stated that the material available is horrible and they do not like it at all because it is 75% rock and causes problems. If a road is cut and not repaired as should be, the only recourse we have is water. Buck stated we would need to look into what it would take for us to place a bond and likely will require a resolution. Andrea will look into this for future meeting.

Unfinished Prior Business

- Water Gallery Engineering/ Tap Fees / Water Rates update – Buck read emails from the water attorneys regarding the augmentation plan and how that translates to the taps. Matt pointed out that we still have to make sure we have ability to provide the water. Buck stated that the first step as advised by the water attorney would be to engage the services of an engineering firm. Balcomb & Green provided a list of engineers. Mark Nelson also solicited information from JVA Engineering and has the proposal. Mark Nelson stated they provide a wide range of expertise and that they have an established history in Colorado with a local office in Winter Park. Matt will email Buck and Mark with a name of one more company to get numbers for comparison. Buck stated that once reviewed, a decision will be made and an engineering firm will be hired and the district will move forward. Matt stated he thinks this is a good first step as the gallery definitely needs improved.
- Water Augmentation Plan – see discussion above.
- Hiring of Engineering Firm – see discussion above.
- New Installation Policy with Culvert Compliance Addendum – see discussion above.
- Re-vegetation at river for tree cutting incident – Buck stated that the board would like to make sure this is not left for the new board to handle as was initially discussed and moved at the August 2016 meeting. Buck told Mike Roal that he will need to pay to get a company to come in and help get the revegetation established quicker. John volunteered to work with Mike to try to accomplish this and try to get it completed this spring. Mike stated that it is very costly and he would like to ask the board to oversee it. Buck read the minutes from August 2016. Buck asked Mike to please work with John and hold up his end of the agreement. John stated he believes it is

reasonable and fair and he will be happy to help Mike. Buck stated the board is not asking for a green house but are asking for shrubs, cotton woods, and other eco system appropriate as it is important to protect the river bank and fishing. Buck stated that he doesn't want it to cause more issues or turmoil. The board simply wants to reiterate that he needs to follow up on his end of the deal and is welcome to be involved in the process to save as much money as possible.

Secretary's Report


- Current Balance(s) – Stand for Audit
GMB Checking = \$36,549.42
GMB Savings = \$216,878.61
COLO Trust = \$28,439.83
- Paid Bills to Approve = \$19,126.67
Buck moved to approve paid bills. Tom seconded. All in favor. Mark abstained. Motion carried.
- Election update

Buck adjourned the meeting at 9:25. Mark seconded. All in favor. Motion carried.

BLUE VALLEY METROPOLITAN DISTRICT

Andrea Buller, Secretary
Andrea Buller


Board Approval:




Buck McNichols, Chair



John Ilgner, Vice Chair



Mark Nelson, Treasurer



Tom Kellen

Tammy Hanohano