

# MINUTES OF REGULAR MEETING

## BLUE VALLEY METROPOLITAN DISTRICT

Meeting called to order at 7:00 pm on Monday, October 7, 2019. Board members present: Buck McNichols, Mark Nelson, Mike Stoveken, Jack Norton, and Tom Kellen. Board absent: None. Guests present: Tim Vermeer, Flip Brumm, Brian & Heidi Wutz, Robert Heid, Hugo Gonzalez, and Todd Nelson.

### Review and Approval of Minutes of Previous Meeting(s)

Buck moved to approve minutes from prior meeting. Mark seconded. All in favor. Motion carried.

### Water Operator

- The cross connection identified during the February 2019 CDPHE Sanitary Survey has been removed. Maximum Services cut and capped the piping so there was no longer a physical connection between treated and untreated water. CDPHE has been notified of the removal of the cross connection and there are no outstanding deficiencies with CDPHE.
- WSI read water meters in September for the 3rd quarter reading. WSI has identified 3 meters that need to be repaired and 4 remotes that need to be moved from behind fences. WSI will continue to repair Meters and move remotes as access to residences can be made.
- WSI will be initiating a valve exercise program for the distribution system as previously discussed. WSI will also be identifying valve sizes and locations to continue with the mapping of the distribution system.
- With assistance from 5 residences WSI has completed the lead and copper sampling for 2019. The District did not exceed the Action Level for either lead or copper. This is an annual sampling requirement. WSI also sampled for other contaminants as identified by CDPHE.
- WSI has contacted the two residences that are required to have backflow devices due to private wells located on their property. Backflow devices are required to be tested annually.
- SCADA computer and software are getting old and will need upgraded as the District budgets for the coming year.

### Architectural and Rules Committee

- 3 or 4 houses probably going in next spring if not before.
- Todd suggested merging the ARC board under the water board. Buck stated that last meeting Bob Heid stated he did not think this was a good idea. Todd Nelson stated he disagrees and thinks it would be best. Buck stated we had contacted our attorneys for counsel but we were on hold as of now. Buck asked what the official position was of the board. After discussion, Buck suggested the following; that we receive a signed letter from the ARC requesting that the BVMD board move forward with the process. After that point, the BVMD board will take the next steps to accomplish the merger. Tim Vermeer stated he is supportive of the merger.

### Snow Plowing Bids due Oct. 1 – review & award

Buck moved to approve the only bid received which was from Maximum Services, Inc. Tom seconded. Mark Nelson abstained. Remaining board in favor. Motion carried. Buck thanked Maximum Services for submitting their bid without inflating the prices and being willing to do the work.

### Unfinished Prior Business

- Road Work Project update – Buck stated work previously not done on CR 1010 has now been completed. Buck will do final inspection on culverts installed. Buck stated we had received emails from Mary Roal regarding erosion from run off. Buck went to look at himself and confirmed there is run off that happened with the late snow after the road work was complete. Buck stated that in the future we should look at doing some touch up on that road but it is not likely a priority and would be beneficial if Mark Nelson could look at it. Mark stated work has not been done on that for a long time due to so many rocks, boulders, and erosion and will have to be looked at on a case-by-case basis but does not believe there is anything wrong with the access there.
- Engineering Update to include rate study status – Buck stated that he spoke with engineers this week and they confirmed they are going to be working on the prioritized projects the next couple weeks as well as the rate study. Once these are done, the board will be able to move forward. Buck stated he will have more time in the next few months to spend on the phone with them and has a goal to have something done and budgeted for come spring time. Buck stated he will need to reach out to other board members for support and possibly have to do special meetings. Mark stated he is eager to help. Jack suggests Buck delegate small projects to the board. Buck stated some of the budget numbers are skewed and need to be discussed and worked on. Mark agreed. Buck stated he believes it is a

good team and will bring a great result but just needs some time to work together to get skewed numbers more accurate. Buck thanked Tim Vermeer for his patience with the water tap issues.

**Public Address**

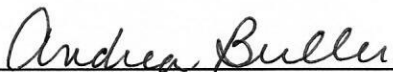
- Todd Nelson – board did a nice job getting CR 1013 but is assuming something will be done with the section past Jack’s place. Mark stated that if the budget was available to add more product, but with the way the driveway is used and the slope, there is nowhere for the water to go. Mark stated the end result of the drainage needs to be considered as a priority.
- Todd Nelson – now states he disagrees with his previous suggestion that fishing passes should be charged for.
- Todd Nelson – hopes the board is planning to put water away for future projects for water funds.
- Todd Nelson – would like home owners to try to fix their own meters before being fixed by district and billed.
- Todd Nelson – wants the specific regulations allowing the district to bill owners.
- Todd Nelson – would like a tap fee letter for property recently acquired, Block 1 Lot 13.
- Tim Vermeer – essentially if equipment failure, district pays for it. If owner failure, district pays for it.
- Tim Vermeer – would like to advocate that we continue to improve roads and would be willing to pay more to have them continuously improved.
- Question about fences, does that go through ARC? Buck stated yes to speak with Todd about that.


**Secretary’s Report** – No amendment necessary to this year’s budget. Draft budget submitted below.

- Current Balances as of 9/30/19 – Stand for Audit
  - i. GMB Savings = \$69,438.49
  - ii. GMB Checking = \$18,575.32
  - iii. CO Trust = \$177,443.48 (\$2,358.22 interest since March 2019 / \$2,471.25 year-to-date)
- Paid bills to be approved = \$50,973.67 - Mark moved to approve paid bills as presented totaling \$509763.67. Mike seconded. All in favor. Motion carried.
- Failed inspections being rebilled to owners
- Meter Reading repairs – Buck will forward Andrea the regulation allowing the district to rebill owners and she will rebill as allowed by BVMD regulations.
- Draft Budget 2019 – After discussion, Buck moved to approve the draft budget. Tom seconded. All in favor. Motion carried.
- iv. Grand County draft Assessed Valuation up to \$4,057,910 (\$1,058,090 increase)
  - 1. Estimated property tax increase of \$11,639 (\$6349 for roads)
  - v. Fishing passes consideration for budget – free or charge – Todd Nelson had previously requested this to be considered but no longer feels discussion is necessary. The board agreed and no action was taken.
  - vi. Road work considerations for budget
    - 1. Rick Bombe cul-de-sac work to be considered during budget work
    - 2. Brassanini road against property line needing shifted. – Andrea to send an email that waste concrete that was dumped after completion of his addition needs removed and inspected within the next 30 days.
      - Certify Delinquent Accounts – None necessary

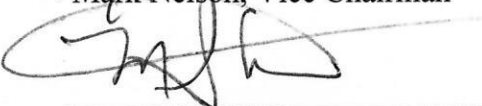
Buck moved to adjourn at 8:17 pm. Tom seconded.  
All in favor. Meeting adjourned.

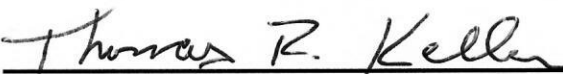
BLUE VALLEY METROPOLITAN DISTRICT

  
Andrea Buller, Secretary

  
Buck McNichols, Chairman

  
Mark Nelson, Vice Chairman

  
Mike Stoveken, Treasurer

  
Tom Kellen

Jack Norton