

MINUTES OF REGULAR MEETING

BLUE VALLEY METROPOLITAN DISTRICT

Regular meeting called to order at 7:00 pm on Monday, October 11, 2021 following a work session that began at 6:30pm. The meeting was held at Blue Valley Sportsman Club with a live Zoom meeting feed. Board secretary Andrea Buller present via Zoom. Board members present: Buck McNichols, Mark Nelson, Mike Stoveken, Jack Norton, and Tom Kellen at 7:10pm. Board absent: None. Guests present in person; Matt Willits, Tim Vermeer, Henry Broadhurst, Janet Poyser, Todd Nelson, Ann Findley, Bob Heid, and Ben & Julia Green. Present via Zoom; Susie Bergman.

Review and Approval of Minutes of Previous Meeting(s) – Buck moved to approve the July minutes. Mike seconded. All in favor. Motion carried.

Water Operator –

Agenda as provided by Matt Willits:

- WSI read district water meters for 3rd quarter 2021. There are currently 11 meters not registering a reading. WSI had difficulties obtaining water meters but has recently ordered 3 meters and remotes for new homes and meter repairs.
- WSI was receiving high turbidity spikes when one of the infiltration gallery pumps would run. WSI troubleshooted the cause to an automated valve not operating correctly. WSI has disabled this pump and has notified the district's control company, MPC, to adjust the programming of the valve.
- WSI also notices reduced flows from the infiltration gallery during the months of May, June, and July when river flows were less than or at ~100 cfs. We reduced our pumping rates to ~50 gpm and were able to not draw down the gallery below the pumps.
- The district will be receiving notification for failure to monitor for disinfection byproducts (DPB). The district is required to sample annual, in the month of August, for DPB's and was overlooked by WSI. Once WSI identified that we missed the August sample on September 2, 2021 we immediately contacted CDPHE to disclose. This is considered a Tier 3 violation which requires public notification within one year of the violation. WSI will utilize the annual Consumer Confidence Report to meet the notification requirements. WSI did sample DPB's, at our cost, on September 8, 2021 and the results were 21 and 16 parts per billion for TTHM and HAA5 respectively. The maximum contaminant level (MCL) is 80 and 60 parts per billion respectively. Although these results cannot be utilized for compliance purposes WSI still sampled so the community knows that there is still no DBP exceedance of the MCL.

Additional discussion by board:

- Jack asked regarding the cfs. Buck stated that in the future if the demand on the system during peak seasons is an issue, the district could look at placing water usage restrictions.
- Buck asked regarding new construction inspections. Matt stated he has done a few lately and has a couple coming up. Matt stated he looked at one this evening that will need dug up to complete inspection.
- Buck stated the rate study is essentially complete and will be followed up with a meeting this week regarding the financial planning. Buck is hoping a special meeting can be in place by the end of October to discuss and move forward.
- In regards to budget, the board will need to look into finances for meters. Matt stated that a new system should provide a savings for the District in regards to meter reading time and expenses. Jack asked if the system is just old. Matt stated yes along with the outdated technology. Buck stated the board has been discussing moving to an automated system but is not feasible to do all homes at once but will be a transitional process. Buck asked Matt if he had any recommendations. Matt stated he has used multiple brands and it comes down to the size of your system and the cost of the reading systems. Matt stated he did not have a specific recommendation at this time but the cost of the reading system would be a top consideration. Buck stated he was looking into a system a few years ago that was recommended to him by Bob Cirks which was cellular based (multiple carriers) and the cloud system was very reasonably priced and might be worth looking into. Buck and Matt both stated that the more advanced meters have the potential of having a huge positive impact on usage and financial savings for the District. Matt and

Buck will do some investigating into brands and options. Andrea stated that there are currently 125 active meters in the District.

Architectural Rules Committee

- Airbnb, VRBO rental property - Todd spoke with someone in regard to septic system failures in the county. They believe it is due to the overcrowding and usage caused by the vacation rental of properties. Todd stated that the covenants state that the homes are for single family residents. He believes we need to communicate clearly to the community and new buyers that the covenants state it is a single-family resident and he would like to have Jim Collins construct a letter stating that per the covenants, vacation or short-term rental properties are not allowed in the District. Todd would like to see this letter included with every title request. Buck stated that he does not think we need to spend money on the attorney as it is already stated in the covenants and would like to have Andrea put it on the website as well as include in the water billing and send letter by mail to vacant properties. Andrea will try to increase the font size as much as possible.
- Website, finances – Ann would like access to website for ARC. Andrea will get her a username and password. Todd would like to know the balances of ARC funds available. Andrea has already included them on the agenda and has the funds recorded separately in the finances.
- Other items of discussion;
 - Todd stated they are going to require Ron Walsh to have property corners located by a licensed surveyor.
 - Todd would like to see the ARC put out feelers, at the beginning of each year, for any residents interested in serving on the ARC.
 - Bob Heid would like to see a sign created to post. Buck stated that if something is created that will be durable and look nice, he thinks it would be great.
 - Jack Norton stated he has been informed the signage appears to be ignored frequently. Buck stated that part of being a neighborhood is everyone helping to keep an eye on people accessing the river and if they have passes.
 - Buck asked Andrea to add an additional hyperlink with the ARC covenants documents in a more noticeable location.

Engineering Project –

Buck stated they are discussing with Andrew @ Raftelis and the water rate study is essentially complete. Once the financial component is complete, they hope to have everything back to the board within 30 days which then can be discussed at a special board meeting at which time the board will move forward from there.

Snow Plow bid(s) – review and award –

One bid was received from Maximum Services, Inc. Buck thanked Mark for being willing and reiterated that the District should be very appreciative that Maximum Services, Inc. continues to submit bids and is willing to do work for the District. Buck moved to approve the bid from Maximum Services, Inc for \$5,040.00. Jack seconded. Mark abstained. Remaining board in favor. Motion carried.

Public Address –

- Todd Nelson stated there needs to be a stop sign at the intersection of 1014 & 1018. Mark will donate a stop sign. Todd will put it up.
- There was discussion regarding other intersections that could benefit from stop signs.
- Tim Vermeer asked if all curb stops are in. Buck stated yes.

Secretary's Report –

Andrea reported that all available taps have been sold as of this point. Two of those taps are still on a conditional basis and must provide their building permit within 6 months of provisional sale to secure a final sale of the tap; Lot 2/Block 3 and Lot 11 / Block 1.

Andrea also reported that the Blue Valley River Committee has been formed and has been posted on the website; Chairman – Ron Mentch, BVMD Liaison – Jack Norton, Members-at-large – Jeff Powles, Ann Findley, and Todd Nelson.

- For future meetings, Andrea will notify Ron Mentch for meetings and add them to the agenda. Buck asked Jack to make sure that any minutes of their meetings are forwarded to Andrea to attach to district board meetings. Jack said he will have Ron send minutes to Andrea.
- Current Balance(s) as of 9/30/21 – Stand for Audit
 - UBB Checking = \$136,583.69
 - UBB Savings = \$70,934.55
 - COLO Trust = \$179,694.85
- Paid Bills to Approve = \$51,052.44 – Buck moved to approve as presented. Tom seconded. All in favor. Motion carried.
- ARC Funds
 - Nonrefundable Funds to be used by ARC = \$11,541.46
 - Deposits held (could be refunded) = \$22,123.00
- Draft Budget 2022 – Andrea published the notice that the draft budget is available on the website effective 10/14/21.
 - Grand County draft Assessed Valuation = \$4,537,290
 - Estimated property tax change = \$439,450
 - Budget discussions:
 - Mark stated that the roads seem to be in pretty decent condition and believes it is due to the amount of moisture received. Mark and Buck discussed looking at adding asphalt at the mailboxes next spring as part of the spring road work project. Buck stated that this will be the first year ever putting money into the roads twice in one year.
 - Buck moved to increase the Admin Assistant budget line item from \$9000 to \$12000. Mark seconded. All in favor. Motion carried.
- 2021 Budget Amendment – do not expect to need to amend
- Certify Delinquent Accounts – None necessary
- 2022 Election – Mark, Mike, and Tom are all up for election. All three positions will be elected for a three-year term. A resolution will need to be passed at December meeting.

Buck moved to adjourn meeting at 8:45 pm. Mike seconded. All in favor. Motion carried. Next regular meeting is scheduled for Monday, December 13.

BLUE VALLEY METROPOLITAN DISTRICT

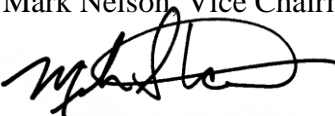
Andrea Buller, Secretary



 Buck McNichols, Chairman



 Mark Nelson, Vice Chairman



 Mike Stoveken, Treasurer



 Tom Kellen



 Jack Norton