

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS

A Regular Meeting of the Board of Directors of the Blue Valley Metropolitan District was held April 4, 2016 at 83 GCR 3810, Silverthorne at 6:30 p.m. Board Members present were Todd Nelson, John Ilgner, Wayne and Dale Frey. Guests Present; Buck McNichols, Sher Stuber, Adam Poe, Ken Novak, Mike Stoveken, Susie Bergman, Bob Heid, Mark Nelson, Kathy Walton, Flip Brumm, Jan & Henry Broadhurst, Tom Combs, Don Tebbs, Mike Roal, Bob Jones, Matt Willits, Henry Broadhurst, Tom Kellen, Carly Kellen, Megan Norton, Brenda Kellen, and Tim Vermeer.

Todd called the meeting to order at 7:00 pm.

Review & Approval of Minutes of Previous Meeting: The minutes from prior meetings were reviewed and approved. John made a motion to approve, Todd seconded and all were in favor.

Public Address: Flipp Brumm would like tank and trash picked up. Bob Heid expressed concerns that road grader missed area around mailboxes. Jan Broadhurst concerned about livestock and people speeding through neighborhood.

Water Operator: Matt Willits gave presentation.

- Budgetary stuff to be discussed at next meeting.
- State inspection every 3 years to be done soon. Currently updating emergency response plan, including documentation done prior to inspection. There are 5 to 6 new regulations that have been implemented by state and they are now enforcing them which will require public notification of any deficiencies. One of which is to increase frequency of calibration of equipment, we currently do annually. Around a \$1200 to \$2000 increase possible.
- He is planning to do fire hydrant maintenance soon.
- Water locates requested by fencing crew.
- Consumer confidence report will be posted soon.
- Bacteria sampling every two weeks for a year will increase the operation cost, approximately additional \$200 / month.
- Contract for FEI Engineers signed by Todd. Has not been submitted yet but will be after tonight's meeting.
- Old tank has potential of being utilized but is in pretty rough shape. Recommends holding onto for 6 months to see what best options are for utilization. Possibly even using if Parcel K is acquired.

Bob Jones asked who is responsible and if anything has been delayed when should not have been. Matt explained that it is his responsibility and new regulations and requirements may require a lot of future communication and notification. Bob is wanting Matt to provide his time at no expense to the BVMD. Matt explained he has already absorbed the cost and no cost to this point has been passed onto the BVMD. Tim Vermeer expressed that he thinks the Board and Matt have done a great job of maintaining the State's regulations.

Todd stated he checked with prior contact for Grants in order to deal with DOVE regulations. The funds are decreasing and will be challenging to acquire.

Todd has spoken to the individual regarding water lines for state highway project and he will coordinate with them at the appropriate time.

Architectural and Rules Committee: Water issues from water board stand point; water is not owned by BVMD and is on a 25-year lease. Will need renegotiated in 2020. Augmentation plan states for domestic use

only and cannot be used for livestock, watering, and hot tubs. Attorneys have drafted water policy to protect Augmentation plan. Todd researched accusation of water being piped from 1 acre to 5 acre; Bill and Troy Winegard from Summit County researched and looked into it. They addressed the party directly. BVMD board does not have to enforce, just calls the water commissioners and they will investigate. If you purchase water and bring in, the water must be documented as appropriate. The rest of issues will be addressed later by Bob Heid in his own meeting.

Blue Valley and Ranch Land Exchange: Sher Stuben, manager of Blue Valley Ranch addressed all present with an introduction to an update on land exchange that was started in 2000. Adam Poe, Western Land Group, here to answer as the land exchange expert. In 2005, environmental contractor and BLM Resource Mgt Plan asked them to put the land exchange on back burner, the plan was finished in July 2015 so now will move forward. BLM will be holding public open house meetings to inform residents of exchange; issues to analyze, environmental impact statement will be drafted. Essentially, the exchange hasn't changed at all. 1439 acres of BLM land are under permit to Blue Valley Ranch and 1832 acres of land owned by Blue Valley Ranch, including Green Mountain will be conveyed to the United States. 3 parcels have fallen out, (2) Dice Hill which are good for hunting and also some mining claims that had environmental problems.

Some items to enhance the exchange have come up during 10-year delay will be included in the proposal;

- Confluence to top of Green Mountain enhanced recreation. Mouth of Lower Canyon, only enhancement would be a small parking lot along BLM property with a trail system to the river, add 1.2 miles of fishing.
- Spring Creek Bridge, proposed granting permission to an entity (could be general public) a permanent easement the right to take out, stop, and enter the river.
- North of Chalk Road first 4000 ft. of river, make changes to foster a better fish habitat and add a new take out with parking lot and trail system, including platforms for wheelchair efficient.

2005 discussion began regarding 40 acres (Parcel K) in middle of BVMD. BLM asked Blue Valley Ranch to acquire it. Blue Valley Ranch said they have no interest in it but would only acquire it if they could give it to BVMD for community use. The Ranch is not interested in having it subdivided but would like to put an agreement in place that would allow the parcel to be gifted for community use, provided the exchange goes through. The BVMD Board would need to decide how to handle all of this as Blue Valley Ranch would no longer be involved.

Todd reminded all present that prior discussions about it being made into a park for the kids and possibly a community building possibly to include indoor locked mail boxes. Todd suggested that breaking off a couple lots and price them very high to finance some of the development might be a fiscally smart idea. Water taps may be an issue. Some residents discussed the desire to have it stay BLM and natural rather than developed. Discussion of the desire to have a fire house but was not successful and seems impossible.

Adam expressed a concern that there is a program in the process of being reauthorized that would allow the BLM to take the parcel and sell it however they see fit. He believes it is smart to take advantage of acquiring it now to prevent that. Residents expressed desire to place conservation stipulation on it.

Updates on Land Exchange will be on Blue Valley Ranch website.

Todd also mentioned that the BVMD fishing area will have an ADA issue at some point. This will be something to look into down by pump house in the future.

Todd apologized for trespasser onto Blue Valley Ranch property.

Covenants and Livestock: Todd expressed need for more members on ARC Committee and possibly rewriting covenants. The other issues will be discussed by ARC Board.

Spring Road Work / RFP update: No bids were received due to timeline. A Verbal estimate received was 54,000 which is over than the BVMD budget. Board discussed which roads to prioritize. Will have to look at doing work over multiple years. Tim Vermeer suggested a pile of crushed rock to fill pot holes. Bob Jones expressed the need to use the right material to cap it. Henry Broadhurst suggested doing nothing for a few years to accumulate the funds to do it properly. Mike Roal suggested that something has to be done at mailbox. Mark Nelson expressed that he thinks doing nothing will cause more problems and is not a good plan and that maintenance needs to be done across the board every year. Buck McNichols suggested putting together a plan and presenting to all 150 lot owners to get funds needed to do work.

A consensus of all present is to do work this year. Buck McNichols volunteered to head up a side committee to break road work into areas and acquire a realistic amount to fix it. Mark Nelson stated the Highway 9 project will cause a significant increase in cost for this year. Todd stated this will be tabled till next meeting.

Snow Plowing: This fall will have to modify to include slush removal.

Open Boat Access: Todd removed padlock with key and will change the combination. This fall only Matt will have combination. If trespassing is encountered, first ask to leave then call DOW and they will issue tickets.

Nominations / Future Board Members: This is Wayne & Dale's last meeting. Mark and Buck will be seated in May. A fifth member will be appointed to the board at a special meeting on May 9, 2016.

Secretary's Report:

Current Balances: As reported to date; \$25,876.58 Colo Trust; \$216,166.97 GMB Money Market; \$44736.87 Grand Mtn Bank Checking. Balances stand for audit.

Bills Paid: Andrea presented a report detailing all bills paid in January through today totaling \$14,630.34. The Board reviewed the bills paid and approved. Todd made a motion to approve, John seconded and all were in favor.

Auditor Updates: Andrea reported that she has contacted multiple auditors without success. Will continue looking for an auditor willing to take on BVMD.

There being no further business Todd moved to adjourn the meeting, John seconded and all voted in favor. Meeting adjourned at 8:47 p.m.

The foregoing minutes of the regular meeting of the Board of Directors of the Blue Valley Metropolitan District held April 4, 2016 are hereby approved.

Todd Nelson

Andrea Buller

Attest: Andrea Buller