

MINUTES OF SPECIAL MEETING BLUE VALLEY METROPOLITAN DISTRICT

Zoom virtual meeting called to order at 8:00 pm on Thursday, August 13, 2026. Board Secretary Andrea Buller present. Board members present: Buck McNichols, Tim Vermeer, Brenda Kellen and Jeff Powles. Board absent: Mark Nelson. Guests present: Todd Nelson, Heidi Wutz, Marcia Perez, and Antonio Sanchez.

Water Restrictions – Resolution 2026-03 Violation(s) Disputed by Owner(s)

Buck explained that water restrictions were put into place and many notifications have been sent out. Both Heidi and Antonio acknowledged that they were aware of the restrictions and had received notices.

Antonio stated that they are relatively new to the neighborhood. When they received their overage notification, they started trying to find how they could possibly be over and find the source of overage. They stated they have no outdoor overage. They contacted the Water Operators and have been trying to find the source of usage. River had notified them on 7/8 that they possibly had a leak as their usage was high. Buck informed them that a leaky toilet or valve can leak up to 4000 gallons in one day and could easily cause this overage. Based on the investigation by the water operator, it is confirmed that the meter is reading correctly. A home of 6 people can easily use 300 to 400 gallons per day without intentional, drastic conservation. Buck reiterated that the District is in an unprecedented situation and the strict regulations and fine structure are necessary for compliance. Buck stated that everyone has been told many times to watch their meter reader. Antonio stated he received a digital meter from River and he will hire a plumber to install it. Antonio stated they understand the situation the District is in but wanted to have this hearing to make sure the District knows they are doing everything they can to avoid over usage. Buck thanked Antonio for being diligent with their usage and for their understanding of the District's position. Antonio stated they are interested in getting a new digital meter so they can monitor it closely. Buck stated the District will supply the new meter if Antonio hires a plumber to get it installed. Buck stated the District is so fortunate to have excellent Water Operators. Buck suggested the District could possibly consider a payment plan. The board discussed. Jeff agreed this is a great option and would like to see the District be consistent with offering a payment plan going forward. Buck agreed. Buck moved to approve a payment plan of ½ due by Aug 22 and the remainder by 8/28 and to close the hearing portion for Sanchez. Jeff seconded. All in favor. Motion carried. Antonio agreed to pay on the portal.

Andrea clarified that meters will be read every 30 days. Andrea also made sure both owners are aware that if they have another violation, it would be considered a second violation and the fine would be \$700.

Buck thanked Heidi for waiting for her turn. Heidi stated they were watching their meter and thought they had plenty of usage left. They were surprised to hear they had an overage. After searching, they discovered a crack in a toilet. They replaced their toilets to ensure they didn't have future overages.

The board asked Heidi if they had any catastrophic damage or a leaky toilet. After discussion, it was determined that it was not catastrophic. Buck stated he is grateful they found their issue and fixed it and was grateful they did not have any catastrophic leak or damage. Buck stated he appreciates their efforts and that it does come down to accountability and monitoring their water. Buck stated he understands her frustration that the board cannot be lenient in this situation but the board needs to adhere to a zero-tolerance policy due to the severity of the situation. Buck moved that the fine stands as issued based on the results and the facts found and that the moneys paid for the fine be held by the District as such. Brenda seconded. All in favor. Motion carried. Buck thanked Heidi for bringing this to the board.

As this is a special meeting, no other business was discussed. Buck moved to adjourn the meeting at 8:56 pm. Brenda seconded. All in favor. Meeting adjourned.

BLUE VALLEY METROPOLITAN DISTRICT

Andrea Buller

, Secretary



Buck McNichols, Chairman



Mark Nelson, Vice Chairman



Brenda Kellen, Treasurer



Jeffrey Powles



Tim Vermeer