

# MINUTES OF REGULAR MEETING

## BLUE VALLEY METROPOLITAN DISTRICT

Regular meeting called to order at 7:00 pm on Monday, January 8, 2024 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, and Tim Vermeer. Board present via Zoom: Jeff Powles. Board absent: Brenda Kellen. Guests present in person; Vincent Pestello and Kaleb Orrock. Present via Zoom; Kade Sessions and Flipp Brumm.

**Review and Approval of Minutes of Previous Meeting(s)** – Buck moved and Mark seconded to approve minutes from the December meeting. All in favor. Motion carried.

**Water Operator** – Matt was not present.

**ARC** – No committee member present.

**River Committee** – Kade Sessions is now serving as the committee chairman upon the resignation of Ben McCormick.

- Fishing Access – Buck gave a brief summary of prior meeting discussions in regard to public access. Buck reiterated that this board and all future boards need to keep a close eye on this moving target to protect the amenity for owners within the District.
  - Kade Sessions believes the District should change the gate code monthly and that would help correct multiple issues.
  - Kade would like to see all pass holders involved in the committee and work together to accomplish the common goal of protecting access.
  - Buck told Kade he is happy to meet with him and show him how to change the code. The updated code will need to be given to Andrea. Jeff stated he believes the number of people who utilize gate access is limited.
  - Buck stated a Wi-Fi camera is being installed. Tim asked if the stream could live stream to the BVMD website.
  - Jeff stated the committee needs to get any changes to 2024 owner pass to Andrea ASAP.
  - Jeff is asking if the signage needs to be updated. Andrea will contact legal counsel for guidance.
  - Buck stated the permits will still be processed through Andrea. The committee is welcome to communicate with people. Buck asked Kade to keep committee minutes and communicate with the BVMD board.
  - Jeff stated he is going to work with Kade to form a charter document to help guide the committee.
  - Buck asked Jeff and Kade to get an updated version of policies before the April meeting for final board action. Andrea will continue to issues passes to owners per current policies.

**Engineering Project Update** – Buck has no update for this meeting. He will be getting in touch with JVA soon.

**Spring Road Work Planning** – Mark and Buck will look at projects for the roads this spring and get an updated RFP to Andrea for publication.

**Public Address** – None

### **Secretary's Report**

- Final assessed value received 12/22/23 = \$6,685,970
  - Prior year = \$4,464,790
  - 2024 draft previously received = \$7,089,040
- 2024 Budget Approval & Resolution – Jeff moved to approve the budget as presented and adopt the Budget Resolution. Buck seconde. All in favor. Motion carried. Andrea will file as required.
- Approve Budget Message – Jeff moved and Mark seconded to approve the Budget Message as presented. All in favor. Motion carried.

- Certify 2024 Budget – Mark moved and Jeff seconded to Certify the 2024 Budget. All in favor. Motion carried.
- Resolution Designating Posting Location – Buck moved and Tim seconded to approve the Resolution Designating Posting Location. All in favor. Motion carried.
- Current Balance(s) as of 12/31/23 – Stand for Audit
  - UBB Checking = \$ 111,258.72
  - UBB Savings = \$ 88,506.61
    - Transfer made to bring this balance to budgeted deficit – none necessary
  - COLO Trust = \$ 192,624.42
- Paid Bills to Approve thru 1/8/2024 = \$ 7,955.98 – Jeff moved and Buck seconded to approve paid bills as presented. All in favor. Motion carried.
- 2024 Tax Levy Certification - Andrea filed 1/4/24
- Transparency Notice – Andrea filed 1/8/24
- ARC Funds
  - Nonrefundable Funds to be used by ARC = \$ 9,104.46 (rolled into the general fund – not held specifically on financial statements just through tracking spreadsheet)
  - Deposits held (could be refunded) = \$ 18,440.50
  - Transfer for 2023 costs = \$362.50 – Since minimal, no transfer necessary.

Buck moved to adjourn the meeting at 8:03 pm. seconded. All in favor. Motion carried. The next regular meeting is scheduled for April 8, 2024.

BLUE VALLEY METROPOLITAN DISTRICT



\_\_\_\_\_, Secretary




\_\_\_\_\_  
Buck McNichols, Chairman



\_\_\_\_\_  
Mark Nelson, Vice Chairman



\_\_\_\_\_  
Brenda Kellen, Treasurer



\_\_\_\_\_  
Jeffrey Powles

ABSENT AT APPROVAL

\_\_\_\_\_  
Tim Vermeer