

MINUTES OF REGULAR MEETING BLUE VALLEY METROPOLITAN DISTRICT

Regular meeting held via Zoom ONLY called to order at 7:00 pm on Monday, July 13, 2026 following a work session that began at 6:30pm. Board secretary Andrea Buller present. Board members present: Buck McNichols, Tim Vermeer, Brenda Kellen, and Jeff Powles. Board absent: Mark Nelson. Guests present; Dennis Cunningham.

Review and Approval of Minutes of Previous Meeting(s) – Buck moved to approve the minutes of the April 13 regular meeting in addition to the minutes from the four special meetings: April 15, May 12, June 4, and June 8. Jeff seconded. All in favor. Motion carried.

Water Operator – Ron Mentch reported prior to the meeting that “demand over the last week continues to be steady and just below 10gpm”. Nothing further to report.

Buck reported that Harvey Economics has been engaged for a water tap study and is in process. He expects more information at the October meeting.

ARC - Dennis Cunningham presented.

- 75 GCR 1018 – ARC fee is due for project already completed.
- Dennis is working to clean-up old refunds being held with the potential of being refunded. The board discussed. More information is needed. The board needs to consider amending the regulations to allow for a time limit on refunds when certain situations warrant a revocation of the refund.

River Committee – (Minutes as presented by Committee if any) – Kade Sessions no longer owns property in the District so has transferred his role as the River Committee liaison to Jay Turner.

Spring Road Work Status – Spring roadwork was completed. Everything went well. Only two truckloads of water, 10,000 gallons - from their own supply, was needed which was excellent. Invoice has been paid.

Public Address – None.

Secretary's Report

- Current Balance(s) as of 6/30/26 – Stand for Audit
 - UBB Checking = \$ 27,820.27
 - UBB Savings = \$ 220,919.31
 - COLO Trust = \$ 266,993.23
- Bills Paid thru 7/12/26= \$ 79,508.74 – Buck moved to approved paid bills as presented. Tim seconded. All in favor. Motion carried.
- ARC Funds
 - Deposits held (could be refunded) = \$ 19,181.00
- Emergency Water Restrictions Update – Meter Reading on 7/8 – Andrea issued (3) three Violation Notices for overages. All three owners were communicated with verbally, via email, and via certified mail. Two have paid invoices in full. One remaining due by 7/24.
- Accounts to Certify with County (letters sent by 7/31 if any) – Hoping none will be necessary but will certify any accounts eligible.
- Firm enforcement of Late Fess & Processing of Shut-Off Notices – Andrea sent (7) seven letters to owners with balances over 60 days past due. Two have paid past due balance in full. The board discussed and affirmed that payment being required each quarter even if invoice is not received. The board also affirmed that Andrea should continue firm enforcement per board policy. Andrea updated the payment link on the website to state it is for Water & ARC fees. Residents can use their physical address for reference when making payment if they are unaware of their invoice number. The payment schedule is on the website as well for easy reference.
- Snow Plowing RFP (to be published in Sept for Oct meeting) – Jeff moved that the Snowplow RFP will be reviewed and adjusted by Jeff and Tim then submitted to Andrea for publication. Buck seconded. All in favor. Motion carried.

Jeff moved to adjourn the meeting at 8:08pm. Buck seconded. All in favor. Motion carried. The next regular meeting is scheduled for October 5, 2026. A special meeting might be necessary to address water issues once more information is available about future plans from the River District.

BLUE VALLEY METROPOLITAN DISTRICT

Andrea Buller

, Secretary



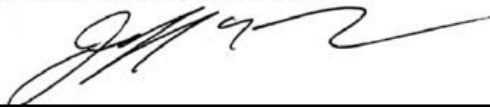
Buck McNichols, Chairman



Mark Nelson, Vice Chairman



Brenda Kellen, Treasurer



Jeffrey Powles



Tim Vermeer