
RECORD OF PROCEEDINGS

Minutes of the Special Meeting Of the Board of Directors Berry Creek Metropolitan District and the Singletree Property Owners Association July 16, 2015

A Special Meeting of the Board of Directors of the Berry Creek Metropolitan District and the Singletree Property Owners Association, Eagle County, Colorado was held on July 16, 2015 at 2:00 p.m., at the Balata Restaurant, 1265 Berry Creek Road, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance The following Berry Creek Metropolitan District Directors were present and acting:

- Mike Budd
- Ann Darby
- Dan Godec
- Mike Reisinger
- George Gregory

The following SPOA Directors were present and acting:

- Melissa Macdonald-Nelson
- Ralph Dockery
- Jennie Longville (Arrived at 2:45)
- Ralph Merritt (Arrived at 2:53)

Others in attendance were:

- Terri Martinez-Johnson, SPOA (Arrived at 2:45)
- Ken Marchetti, CPA
- Cheri Curtis, Secretary to the Meeting

Call To Order

The Special Meeting of the Board of Directors of Berry Creek Metropolitan District was called to order by Director Gregory on July 16, 2015, at 2:00 p.m. noting quorum was present.

Agenda There were no changes to the agenda.

Public Input No public input.

ECA Director Budd updated the members on the purpose of ECA and the distributed the ECA Mission Statement. Edwards Metropolitan District (EMD) is considering requesting authorization from the voters within EMD's boundaries to begin levying a 0.5% sales tax on taxable sales within EMD's boundaries, primarily for road improvements in the Edwards Area. A 0.5% sales tax is estimated to raise approximately \$500,000 per year in sales tax revenues in the

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Edwards area. If only a sales tax is collected, EMD's position is that it should be collected through EMD rather than ECA or a successor to ECA.

There have been discussions on forming an overlaying district overlapping all of the participating ECA members and assessing a 0.500 mill levy property tax along with a 0.5% sales tax. Based on the May 2015 preliminary assessed values, a 0.500 mill levy rate would raise the following amounts:

Arrowhead	55,288
Berry Creek	34,656
Cordillera	50,995
Edwards (Includes CVC)	79,590
Lake Creek	<u>8,835</u>
Total	<u><u>229,364</u></u>

Berry Creek Metro's amount is substantially the same that has been paid to ECA in prior years; however, several of the communities would pay substantially more than they have been paying into ECA. If an overlaying district is not approved, EMD will proceed with requesting voter approval to collect the new sales tax.

ECA has requested additional information related to how an overlay district would function and the associated costs and benefits to all the member districts in ECA.

**Mission
Statement**

The most recent Mission Statement for the Berry Creek Metropolitan District was distributed and reviewed by members. Director Gregory stated the mission he sees for the District is to make Singletree the most desirable community in the Valley, period.

In light of that overall mission, goals were discussed. Each Director was asked their opinion on long range goals. Director Godec suggested the Board continue to look at improving landscaping, roads, and the job description for the community manager position.

Director Darby noted the Beautification landscaping plan has substantially been completed except for the golf course crossings. Tertiary corners will not be completed unless irrigation is made available. Director Darby suggested the Board develop a policy to respond to requests to landscaping tertiary corners. It was noted the community manger position job description was developed several years ago and the best place to start would be to review the existing job description.

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Director Budd suggested developing landscape maintenance standards. Director Reisinger stated road improvements and enhancing the landscaping plan should be considered in long range goals. The Board will need to review the survey results to determine the desires of the community.

Ms. Macdonald believes the Community Center expansion is necessary. The initial survey results support increased exercise equipment and additional exercise classes. Mr. Dockery believes the Sonnenalp expansion provides the greatest benefit to the community.

Director Gregory summarized the goals to include road improvements (in cooperation with Eagle County) and golf cart crossings beautification, review of the community manager job description with an eye toward improving the position; and website maintenance and enhancement.

SPOA Call To Order

Director Macdonald noted that a quorum of the SPOA Board was now in attendance (at 3:00 p.m.) and called the SPOA Board to order.

Board Structure

Director Gregory reported he met with Jim Collins, the District's attorney, who recommended one super board with five members which would assume the duties of SPOA. Director Gregory reported he doesn't necessarily agree with everything Jim Collins recommended but he is passing Mr. Collins' recommendation on to the Boards. Alternatives offered were for Berry Creek Metro and SPOA to hold individual board meetings with one Board meeting first, with a joint meeting following, and then a separate meeting of the other board, if necessary. Another option would be to follow "the Cordillera model" which is to have both boards meet in technically separate but simultaneous meetings in the same room. An invitation could be extended to representatives of Cordillera to explain their process to Berry Creek/Singletree if desired. It was noted the process to amend the Metro District service plan to accommodate a new structure is not expected to be onerous.

Mr. Merritt questioned the reason to consider joint meetings. Director Gregory explained he believes merging the boards would provide better representation for the community. It was noted in the past a full day work session was held to educate board members on the structures of each Board and discuss joint issues affecting both Boards. The time allocated to this joint meeting was not sufficient. SPOA had recently reduced the number of board members to five, and only has four currently. Appointing a fifth board member was put on hold until this discussion was held.

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Mr. Merritt stated his opposition to joining the board is the lack of representation for out of state property owners.

Director Reisinger believes communication needs to improve between the two boards, which could be accomplished by meeting jointly. Mr. Dockery is in favor of combining Boards, stating the structure has been successful in Eagle-Vail. Mr. Merritt would prefer to not meet jointly monthly, indicating bi-monthly or quarterly would be better.

Director Darby likes the synergy from the joint meeting. Ms. Longville supports separate Boards but combined meetings.

Director Gregory requested that Director Budd invite representatives from Cordillera Metropolitan District and Cordillera Property Owners Association to present their meeting structure for consideration.

Website Everyone agreed the website needs to be updated. Ms. Curtis explained the program is difficult to change and the designer has not been able to make the requested changes. Director Reisinger and Ms. Macdonald will work on finding a new website platform.

Community Center

Expansion Ms. MacDonald reviewed the preliminary results of the survey. The comments were reviewed. The Metro Board representatives noted that in order to obtain the best pricing the plans should be bid out this fall for construction to begin next spring. Concern was expressed that construction of the community center expansion could conflict with Sonnenalp's ability to obtain members for its new sports club. The Metro Board indicated they would be giving further consideration to this topic at their regular meeting later this month.

Adjournment There being no further business to come before the Boards, by motion duly made and seconded it was unanimously

RESOLVED to adjourn the Special Meeting of the Berry Creek Metropolitan District and the Singletree Property Owners Association Boards of Directors this 16th day of July, 2015.

Respectfully submitted,



Cheri Curtis
Secretary for the Meeting