
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of the Board of Directors of Berry Creek Metropolitan District on October 26, 2017

The Regular Meeting of the Board of Directors of the Berry Creek Metropolitan District (BCMD), Eagle County, Colorado was held on October 26, 2017, at 3:00 p.m., at the Singletree Community Center, 1010 Berry Creek Road, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado. The Board met in joint session with the members of the Board of Directors of the Singletree Property Owners Association (SPOA). These minutes are the minutes of the BCMD portion of the meeting and separate minutes record the SPOA portion of the meeting.

ATTENDANCE

The following BCMD Directors were present and acting:

- Dan Godec
- Karen Kern
- Mike Reisinger
- Katie Rothenberg

SPOA Directors in attendance:

- Mike Budd
- Jennie Longville May
- Ralph Merritt
- Karen Zavis

Also in attendance were:

- Nina Timm, Community Manager
- Ken Marchetti, Marchetti & Weaver
- Larry Rogers, Owner

CALL TO ORDER

Director Godec, called the Regular Meeting of the Board of Directors of Berry Creek Metropolitan District to order on October 26, 2017, at 3:00 p.m. noting a quorum was present.

DISCLOSURE MATTERS

Pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member disclosed their conflicts of interest, stating the fact and summary nature of any matters as required under Colorado law, to permit official action be taken at the meeting. The Board determined that the participation of the member's present was necessary to obtain a quorum or otherwise enable the Board to act.

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AGENDA

There were no changes to the agenda.

PUBLIC INPUT

Garry Schalla, Development Director for Mountain Family Health Centers, and Rick Ullom, Construction Manager for Eagle County, made a brief presentation on the plan to construct a new building on the 5th Filing, that will include integrated health services through Mountain Family Health Centers. The goal is to break ground in early 2019. The plan is to provide enough parking to meet their needs. It is also intentionally located on the public transit route. The building will either be two or three stories tall dependent on programming needs.

SEPTEMBER 28, AND OCTOBER 6, 2017 MEETING MINUTES

The Board reviewed the September 28, 2017, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the September 28, 2017, minutes.

The Board reviewed the October 6, 2017, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the October 6, 2017, minutes.

2017 AUDIT ENGAGEMENT LETTER

Acknowledging that the audit engagement letter was routine and typical, by motion duly made and seconded, it was unanimously

RESOLVED to engage Chadwick, Steinkirchner, Davis & Co, P.C. to complete the Berry Creek Metropolitan District audit for the year ending December 31, 2017.

OPEN ITEM LIST

Repair and Expand Pavilion at Chip Ramsay Park – A soils test is now required. The work will commence in early 2018.

Service Agreement between BCMD & SPOA for Manager Services – A draft has been forwarded to both BCMD's and SPOA's attorney for their review.

6 West Apartments – Dan Godec and Mike Reisinger attended the Public Hearing. There was more discussion about parking and traffic impacts. Currently contemplated that 70% of the units will be affordable.

Maintenance and Replanting at the North Roundabout – Update at the next meeting.

Family Open House to Discuss Community Amenities – Katie Rothenberg will host an open house with families with young children on November 4.

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OPERATIONS

The report was included in the packet.

SEPTEMBER FINANCIAL REPORT

The preliminary September 30, 2017, Financial Statements were included in the packet and reviewed. It was noted that the 2018 Budget Hearing was properly noticed. Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to acknowledge receipt of the financial statements.

PAYMENT OF OCTOBER INVOICES

The Board reviewed the September list of payments to approve. By motion duly made and seconded, it was unanimously

RESOLVED to approve the October 2017, list of payments.

2018 BUDGET RESOLUTION AND SETTING 2018 MILL LEVIES RESOLUTION

The Board held a special work session on October 6, 2017, to discuss the proposed 2018 Budget. Today's meeting was noticed as the District's 2018 Budget public hearing. There was no public comment at the meeting. Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to adopt the 2018 Budget as presented.

The 2018 Budget contemplates a mill levy rate of 8.746 mills upon each dollar of the total valuation for assessment of all taxable property within the District to meet all general operating expenses and a mill levy rate of 5.355 mills upon each dollar of the total valuation for assessment of all taxable property within the District to meet all bonds and interest payments for the District. Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to set Mill Levies as presented.

There was further discussion about opportunities to refinance the existing debt in 2018, in order to save money.

UPDATES

UERWA – Water levels at Lake Powell continue to increase, while Lake Mead's water levels remain constant. Consumer water and sewer rates will remain flat in 2018.

EDWARDS METRO DISTRICT – Continue to look at Phase 2 of Spur Road improvements. CDOT likely to host another community open house this fall. The current design plan is 30% complete and likely to cost \$15 million. The County anticipates additional funds from new developments to pay for a roundabout at Hillcrest Drive and Highway 6, rather than accel/decel lanes.

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Community Manager Report – The previously proposed website updates are complete. The supplemental heat in the locker rooms is operational and the closers on Building A's front doors have been replaced with more heavy-duty closers. The contractor paid for both items. Windows in Building B were cleaned, inside and outside.

ADJOURNMENT

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

RESOLVED to adjourn the Regular Meeting of the Berry Creek
Metropolitan District Board of Directors this 26th day of October, 2017.

Respectfully submitted,

Nina Timm