
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of the Board of Directors of Berry Creek Metropolitan District on February 22, 2018

The Regular Meeting of the Board of Directors of the Berry Creek Metropolitan District (BCMD), Eagle County, Colorado held on February 22, 2018, 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
- George Gregory
- Karen Kern
- Mike Reisinger
- Katie Rothenberg

SPOA Directors in attendance:

- Mike Budd
- Jennie Longville May, by phone
- Melissa Nelson
- Karen Zavis

Also in attendance were:

- Nina Timm, Community Manager
- Ken Marchetti, Marchetti & Weaver
- Dan Carlson, Facilities

CALL TO ORDER

Director Godec called the Regular Meeting of the Board of Directors of Berry Creek Metropolitan District to order on February 22, 2018, 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

There was no public input.

JANUARY 25, 2018 MEETING MINUTES

The Board reviewed the January 25, 2018, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the January 25, 2018, minutes.

OPEN ITEM LIST

Update Bathrooms at Chip Ramsay Park – Add cladding to the building and replace all interior fixtures. Add changing tables inside restrooms.

Repair and Expand Pavilion at Chip Ramsay Park – The engineer and the architect received the soils report on January 12, 2018.

Service Agreement between BCMD & SPOA for Manager Services – Will be complete by February 28, 2018. Jim Collins sent Wendell Porterfield the final draft.

Maintenance and Replanting at the North Roundabout – Review at the work session.

Long-Term Maintenance Plan and Budget for Existing Assets – Work session scheduled for March 15, 2018, at 9:30 AM.

Relocate Gas Line for Fire Pit – Arrange plumber to get the gas line relocated to accommodate the fire pit and outdoor furniture.

OTHER BUSINESS

There was follow-up discussion about the types of events and facilities discussed at the family focus group. Hopeful for an outdoor ice rink in Singletree, Mother Nature is not cooperating this year. Look at purchasing a ping-pong table, painting foursquare lines in the spring and considering renting movie equipment to test demand for such an event. Discussion about a beach volleyball court at the Community Center. Noted that due to numerous complaints, BCMD removed the previous court.

Update on Spur Road construction. The plan is to have the work completed in 2019. It will include four lanes from I-70 to Highway 6, a roundabout at Highway 6, and a separate walking path over the Eagle River. C-DOT is leading the work. To learn more, the Edwards Metro District meets on the third Thursday of each month at the WECMRD Field House.

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There was a request to include a footnote about the valuation of the District's water rights on the financial report.

OPERATIONS

The board requested that Dan work with Shaw Electric to order a back stock of matching replacement streetlights. Dan will begin to paint 25 MPH and the walking man on the streets as the weather permits. There was conversation about the possibility of hiring someone to sweep Singletree's roads sooner than later. Noted that Eagle County provides this service at no additional charge so hiring this service would be an additional expense that does not currently exist.

JANUARY FINANCIAL REPORT

The preliminary January 31, 2018, Financial Statements were included in the packet and reviewed. Anticipate a 5% increase in property values for the next valuation period, which will be off-set by possible 1.5% reduction in assessed valuations due the Gallagher Amendment. Anticipate expenses increasing and revenue remaining flat or decreasing over the next couple of years. Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to acknowledge receipt of the financial statements.

PAYMENT OF FEBRUARY INVOICES

The Board reviewed the February 2018, list of payments to approve. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 2018, list of payments.

UPDATES

UERWA – Fremont Pass snowpack is currently at 107% of historical average, while Vail Mountain is at 69%. Lake Mead is up equal to the amount the Lake Powell is down. Traer Creek litigation continues.

Community Manager Report – SPOA's annual meeting is on March 10, at 9 AM. The Sonnenalp Golf Course will open for play on April 13, 2018. The Design Review Committee met with Mauriello Planning Group to talk about updating the Design Guidelines to reflect the built-out nature of Singletree. There was discussion about the possibility of amending or expanding Habital Area calculations that included questions about how this benefits individual Owners and may affect the whole community. There are currently three candidates for the three open BCMD board seats.

SERVICE AGREEMENT

Both boards discussed the Service Agreement and agreed to remove the word "parties" in the third recital and replace it with *BCMD believes...* Following the discussion, by motion duly made and seconded, it was unanimously

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RESOLVED to accept the Service Agreement with removal of the word “parties” from the third recital and replacing it with BCMD.

BERLAIMONT ESTATES

The board requested Nina draft a response for both BCMD and SPOA to the USFS regarding the Draft EIS for Berlaimont Estates, using Chuck Powers’ letter as the basis for the response. George Gregory and Melissa Nelson will review the letter and sign it on behalf of both boards.

Engage the residents on Moon Ridge as well as the Medical Center to encourage the County Commissioners to require paving of the first portion of the road to reduce erosion, limit dust and benefit all neighbors. Only having one point of access also causes wildfire evacuation and suppression concerns.

CONTINUATION

For further discussion about the District’s assets and maintenance plan, by motion duly made and seconded it was unanimously

RESOLVED to continue the Regular Meeting of the Berry Creek Metropolitan District Board of Directors to 15 March 2018, at 9:30AM.

**Minutes of the Regular Meeting of the
Board of Directors of Berry Creek Metropolitan District on February 22, 2018,
Continued on March 15, 2018**

ATTENDANCE

The following BCMD Directors were present and acting:

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

Also in attendance were:

- Nina Timm, Community Manager
- Dan Carlson, Facilities

CALL TO ORDER

Director Godec called the Meeting of the Board of Directors of Berry Creek Metropolitan District back to order on March 15, 2018, at 9:30 a.m. noting a quorum was present.

SITE VISITS

The Board toured the west entrance roundabouts and surrounding landscape areas with the landscape service providers. They also visited the restrooms at Chip Ramsay Park.

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WEST ENTRANCE LANDSCAPE DISCUSSION

Following the site visit there was discussion about removing the dead and dying trees in the area and not replacing them due to the harsh environment for trees adjacent to I-70. Will continue to provide treatment for healthy trees so they continue to grow. Would like to consider improving existing pedestrian paths with pavers. The path is not entirely on BCMD property so this will involve working with other governmental entities. Amenable to Cordillera Valley Club adding a monument and landscaping, at their expense, if they chose to do so on BCMD property. Request to have annual flower colors coordinate better with existing perennial plantings. Will stay the course with the scheduled maintenance plan for the west entrance areas. Would like to revisit the area in July to review the landscaping in bloom.

CHIP RAMSAY PARK BATHROOMS

Would like to clad and update the fixtures in the bathrooms as quickly as possible. Decided against adding lights inside the restrooms. Will add baby-changing stations inside both restrooms. Need final construction plans to complete the redo of the pavilion as quickly as possible.

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 15th day of March 2018.

Respectfully submitted,

Nina Timm