
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors of the Berry Creek Metropolitan District on April 22, 2025

The Meeting of the Board of Directors of the Berry Creek Metropolitan District (BCMD), Eagle County, Colorado, was held April 22, 2025, at 4:00 p.m. 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:

- Courtney Holm, Virtually
- David Viele, Virtually
- Katie Rothenberg, Virtually
- Melissa Nelson
- Trevor Broersma, Virtually

Also, in attendance were:

- Nina Timm, Community Manager
- Todd Neifert, Operations Manager, Virtually
- Dan Godec, SPOA Board Member
- Jennie Longville May, SPOA Board Member
- Ron Rubinoff, SPOA Board Member, Virtually
- Happy Power, SPOA Board Member
- Charlie Dawson, Resident
- Cara Turner, Resident
- Tom McClurg, Resident
- Ernest Lohrman, Resident
- Susan McClurg, Resident
- Kim Tofferi, Resident
- Jami Nix Rahn, Resident
- Lee Rimel, Resident
- Alex Coleman, Resident, Virtually
- Ernest Saeger, VVMTA, Virtually

CALL TO ORDER

Director Holm called the Regular Meeting of the Board of Directors of the Berry Creek Metropolitan District to order April 22, 2025, at 4:00 p.m., noting a quorum was present.

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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 facts and summary nature of any matters as required under Colorado law, to permit the official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

AGENDA

There were no changes to the agenda.

PUBLIC INPUT

There was no public input.

MARCH 25, 2025, MEETING MINUTES

The Board reviewed the March 25, 2025, meeting minutes. By motion duly made and seconded, it was unanimously (Holm and Nelson abstained)

RESOLVED to approve the March 25, 2025, meeting minutes.

SINGLETREE TRAIL EXPANSION PRESENTATION

Tom McClurg, Singletree's trails coordinator, presented a conceptual trails expansion plan that was prepared by Vail Valley Mountain Trails Alliance (VVMTA). Through the Community Enhancement Plan process, trails were identified as the number one asset for Singletree residents. The proposed plan reflects those results. It was noted that 90% of the respondents to the Community Enhancement Plan use the trails in and around Singletree. It is important to note that this proposed plan has no approval or funding. It is a plan to show what the possibilities may be to expand trails in and around Singletree. With the Board's approval a community-wide engagement process could begin this summer.

The plan looks at expanding trails on BCMD owned land as well as USFS owned lands. The goal is to expand existing trails, create new trails, and clean up illegal or social trails that exist without permission or appropriate seasonal closures. As currently envisioned, the trails would be available to all non-motorized users, but permitted users could change through the process. All trails are anticipated to be soft surfaces. Some of the proposed new trails are considered single-track sidewalks and would create connectivity to move around the community without getting in a car or being on the side of the road.

Based on current USFS conditions and the proposed planning study on the Charolais Circle Park improvement the recommendation is to look at the west trails first. These would connect the Charolais Circle Park to the rest of Singletree without using a road. They would also connect

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Singletree to USFS's Berry Creek Road/Trail on new legal trails. The new trails in this area could also create a connection from the Mesquite Trail to the existing recreation path. Most of the proposed new trails were identified on the original sales and marketing materials for Singletree in the 70's.

Questions –

- Are there new trails proposed on private property? No. Except for one existing trailhead on private property, all of the proposed new trails and trailheads are on BCMD or USFS land.
- Are there drainage concerns with any of the proposed new trails? Yes. Those issues need to be addressed during future planning and construction.
- Would the existing social trails on the north side of Singletree have seasonal closures? Yes. They are located in critical winter deer and elk habitat. The goal is to provide other options for the many hikers in that area during winter closures.
- How would you work with the USFS? As previously mentioned, they currently have a limited capacity to assess new requests so this would be a multi-year process.
- How would trailhead parking be managed? The goal is to provide limited soft surface roadside parking at trailheads, when feasible. Creating more trails within Singletree could reduce the need for residents to drive to trails.

Comments –

- Love the connectivity it would create within Singletree.
- Thanks to Tom and Ernest for their time and effort in preparing a well-thought-out proposal.

CONSIDERATION OF ZEHREN AND ASSOCIATES CHAROLAIS CIRCLE PARK ENHANCEMENT PLAN PROPOSAL

The Community Enhancement Plan identified updates and improvements to the Charolais Circle Park area as a high priority item. This planning process will involve the whole community and dovetails nicely with the proposed trails enhancements. It was noted that no dollars have been budgeted for any work to be done at the park, only the planning process. Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to accept the Zehren and Associates Charolais Circle Neighborhood Park Enhancement proposal for Phase 1 and Phase 2, for a total cost of \$24,200.

OPEN ITEM STATUS REPORT

- Request to update the report to include line-item costs to remediate documents on the website.

OPERATIONS REPORT

- The new dog waste bags are blue to comply with state regulations.

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- A pole mounted dog waste can was installed at Stagecoach and Berry Creek Road.
- Continuing with spring cleanup.
 - The playgrounds have been swept.
 - Started sweeping the recreation paths.
- The bears are awake and have been making a mess of the dumpster at the Community Center. Exploring wildlife resistant dumpsters.
- Eagle County will begin sweeping the streets in Singletree next week.

MARCH 2025 FINANCIAL STATEMENT

Actual revenues and expenses are tracking on budget. 2025 property reassessment values have been sent out by the Eagle County Assessor. Singletree saw an average increase of 18% and this is despite the residential assessment rate dropping from 6.7% to 6.25%. Next month the 2026 Placeholder Budget will reflect the estimated revenue from this increase. Additionally, the draft audit report will be sent to Audit Committee members next week. Following review, by motion duly made and seconded, it was unanimously

RESOLVED to accept the March 2025 financial statement as presented.

PAYMENT OF APRIL 2025 INVOICES

Following review of the payments, by motion duly made and seconded, it was unanimously

RESOLVED to approve the April 2025 invoices for payment.

UPPER EAGLE REGIONAL WATER AUTHORITY UPDATE (UERWA)

- In 2002 and 2012, there were severe drought conditions and at this time of year the snowpack was at approximately 60% in both of those years. This year the snowpack is approximately 80% of historical averages.
- To be prepared, ERWSD and UERWA have adopted the 2025 Water Shortage Response Plan.

COMMUNITY MANAGER'S REPORT

- The Edwards Area Hard to Recycle Event will be on Friday, June 13.
- Highway Pride Community Cleanup is Saturday, May 3. We have also asked residents to adopt their street and/or park for cleanup.
- The Design Review Committee will be reviewing language to maintain Singletree's design standards while permitting fire-hardened building materials.

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OTHER BUSINESS

- There was a productive meeting with representatives from Eagle County, CDOT, Edwards Metro District, and BCMD regarding safety in the Edwards area.
- Melissa Nelson had Jami Nix Rahn, Singletree resident and artist, attend the meeting to share some additional logos for consideration. Melissa and Jami appreciated the concept of the proposed logo but were hopeful to see the appearance of growth and community in the logo. They offered a similar logo that included a leaf to represent life. There was discussion about how the sub-committee had engaged a local, professional graphic designer who had received a lot of input about what Singletree represents to residents. There was a request to trust the process established by the sub-committee as well as a separate request to provide more options for consideration. The logo has limited application in Singletree – signs, the website, signature blocks, etc.
- There was a request for an update on the status of the Joint Services Agreement. There was a commitment to have it for the May meeting.

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 22nd day of April 2025.

Respectfully submitted,

Nina Timm