
RECORD OF PROCEEDINGS

Minutes of the Special Meeting of the Board of Directors of the Berry Creek Metropolitan District on December 2, 2025

The Special Meeting of the Board of Directors of the Berry Creek Metropolitan District (BCMD), Eagle County, Colorado, was held December 2, 2025, at 4:00 p.m., in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

The following BCMD Directors were present and acting:

- Cara Turner
- Charles Dawson
- David Viele
- Trevor Broersma

Also, in attendance were:

- Nina Timm, Community Manager
- Ken Marchetti, Marchetti & Weaver
- Karen Zavis, SPOA Board Member

CALL TO ORDER

Director Broersma called the Regular Meeting of the Board of Directors of the Berry Creek Metropolitan District to order December 2, 2025, at 11:05 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 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 BCMD meeting agenda.

PUBLIC INPUT

There was no public input.

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2026 BUDGET WORK SESSION

Ken Marchetti presented the draft budget, which incorporates the recently completed Borne Consulting Reserve Study and the Community Enhancement Plan Implementation Matrix. He reiterated that the changes to Colorado State law that began in 2025 will continue into 2026, and for this reason he does not recommend an Operating Mill Levy credit. Instead, he suggests providing a Debt Service Mill Levy credit, which achieves the same outcome while preserving the Operating Mill Levy cap. Ideally, the Colorado Legislature will consider revisions to this law within the next year. The overarching goal is to maintain adequate reserves to repair, maintain, and update district assets without accumulating funds beyond what is necessary.

The Board reviewed the Operating Budget, which contemplated increases in expenses of approximately 6%, based on reallocating certain operating expenditures from Capital Projects, known inflation, and maintenance projects.

The Board affirmed the draft budget's capital projects as identified in the Borne Consulting Reserve Study and the highest-priority items in the Community Enhancement Plan Implementation Matrix. These projects include overlaying the Community Center parking lot, overlaying the recreation path, park improvements, the Community Center gym expansion, irrigation updates at pocket parks, and construction of single-track sidewalks. The Board also requested additional information from the Eagle County Conservation District regarding the Beyond Lawn Program as it considers the District's \$15,000 funding request. By the end of 2026, BCMD is projected to hold approximately \$580,000 in Operating Reserves and \$800,000 in Capital Fund Reserves. After discussion of the proposed 2026 capital projects, the draft budget will be modified to reflect those priorities and estimates for consideration at the Board Meeting on December 9, 2025.

Long-term financial planning assumes a 3% annual increase in property values. The proposed budget reflects community input regarding desired amenities while balancing those needs with the responsibility to maintain a strong long-term financial position.

It was noted that the budget is a planning tool and expenditures can be amended throughout the year.

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 on this 2nd day of December 2025.

Respectfully submitted,

Nina Timm