
RECORD OF PROCEEDINGS

Minutes of the Meeting of the Board of Directors of Berry Creek Metropolitan District on June 27, 2023

The Meeting of the Board of Directors of the Berry Creek Metropolitan District (BCMD), Eagle County, Colorado was held June 27, 2023, 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
- Melissa Nelson
- Trevor Broersma, virtually

SPOA Directors in attendance:

- Dan Godec
- Jennie Longville May, virtually
- Karen Zavis
- Lorry Prentis
- Ron Rubinoff, virtually

Also, in attendance were:

- Ken Marchetti, Marchetti & Weaver
- Nina Timm, Community Manager
- Dan Carlson, Facilities Manager
- Joanna Kerwin, Edwards Metro District Board, virtually
- George Gregory, Resident
- Charlie Dawson, Resident
- Chris Neuswanger, Resident

CALL TO ORDER

Director Holm called the Regular Meeting of the Board of Directors of the Berry Creek Metropolitan District to order June 27, 2023, at 4:00 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

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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

Chris Neuswanger requested the meetings be recorded and made available to residents to watch. He expressed concern about his neighbor's lack of lawn watering and lawn cutting. He also asked that LED bulbs not be allowed in exterior light fixtures as they glow too bright.

Joanna Kerwin thanked the boards for their support for ERWSD eliminating reimbursement when Round Up is used to eliminate turf within 75' of a waterway. On behalf of Edwards Metro District, she will be forwarding a formal request for a \$60,000 contribution to the Miller Ranch Road pedestrian lighting project. There will also be a request for a contribution to add pedestrian cross walk lighting at the north I-70 roundabout, on BCMD property. Edwards Metro District is still waiting for cost estimates for the crosswalk lighting project.

COMMUNITY ENHANCEMENT PLAN PRESENTATION

Pedro Campos and Mike Jackson from Zehren & Associates presented the Community Enhancement Plan and updated implementation matrix, following the final community survey and ranking. Key takeaways from the process are that people really like living in Singletree and the amenities that exist today, and they are avid users of the parks and trails. The goal of the plan is to provide a 10-year outlook for potential capital improvements and expenditures and to be a decision-making tool. The plan should be revisited regularly and adjusted based on funding availability and community input. There was great community participation in the meetings as well as survey completion.

Based on the final survey that was sent out to residents, the community wants lots of big-ticket improvements completed as soon as possible. Wildfire risk mitigation was ranked as the highest priority. Trail head improvements and way finding for the trails, as well as water saving projects were highly ranked. Adding new dog waste stations was also popular. Again, the community is happy with the amenities today and was most interested in improving what already exists.

The neighbors adjacent to the Charolais Circle pond and park would like to see improvements there, but do not want it to become a destination park like Chip Ramsey Park is today.

The Boards requested that the specific date timelines be removed from the implementation matrix and the focus be more on community priorities. Each year the BCMD Board will be making budget decisions based on community priorities and funding available. Ken Marchetti suggested adding some of the proposed improvements

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into the long-term financial model. He requested more cost detail around some of the most expensive improvements.

Chris Neuswanger provided his input. He believes the Charolais Circle Pond is part of BCMD's water rights and storage. He does not believe that people need QR codes at trailheads to find maps and that \$12,000 is too much money for sign design and trail mapping.

An updated implementation matrix and additional text about the purpose and use of the plan was requested prior to finalizing the Community Enhancement Plan.

MOUNTAIN RECREATION'S REQUEST FOR A 2024 CONTRIBUTION TO REPAINT THE NORTH PORTION OF THE EDWARDS FIELD HOUSE ROOF

Brad Johnson and Lizzie Owens from Mountain Recreation (Mountain Rec), presented a request for a 2024 contribution to repaint the north portion of the Edwards Field House roof. The paint is currently peeling off and does not look good. The cost estimate to power wash and repaint the roof is currently \$178,327 for a 15-year GACO Silicone Paint. Mountain Rec thought the roof might be replaced as part of their All-Access Funding improvements, but that was not approved by their voters. It was noted that Singletree residents are not part of Mountain Rec's taxing district. If BCMD contributes to the repainting costs it will allow Mountain Rec to use "saved" funds to provide additional programming to the community.

The current painting was completed in 2010 and needs repainting. There was a question about simply power washing the roof (estimated to cost \$40,000) and not repainting it. No one knows exactly what the condition of the underlying roof will be nor its reflectivity after power washing.

There was also a question about how the painted roof situation came to be. It was explained the reflectivity of the roof was extreme at the time of construction and the Edwards Field House may not have gone through the appropriate development review process where this issue could have been identified. At the time, Mountain Rec (50%), SPOA (25%), and BCMD (25%) shared the cost to paint the roof. It was a solution that solved a significant problem in the community at the time.

Mountain Rec requested that BCMD consider sharing 50% of the cost in 2024 or sharing the cost over two years, 2024 and 2025.

Chris Neuswanger suggested that Mountain Rec should pay for the cost to replace the roof as well as talk to Eagle County about sharing in that cost. The roof's reflectivity impacts a limited number of residents in Singletree.

The Board asked for more information about the process that led to the reflective roof being installed on the building. Additionally, they would like to better understand how this cost sharing benefits Singletree. Would Eagle County be willing to pay for a portion of the cost as well?

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It was noted that despite Singletree residents not paying property taxes to Mountain Rec, Singletree residents can use their programming at the same cost as taxpayers.

MAY 23, 2023, MEETING MINUTES

The Board reviewed the May 23, 2023, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the May 23, 2023, meeting minutes.

OPEN ITEM STATUS REPORT

- The Board asked that Mountain Rec's and Edwards Metro's contributions requests be added to the report.

ELECTION OF BCMD'S BOARD PRESIDENT, VICE-PRESIDENT, AND SECRETARY/TREASURER

After discussion, by motion duly made and seconded, it was unanimously

RESOLVED to elect Courtney Holm as BCMD Board President, Trevor Broersma as Vice-President, and Melissa Nelson as Secretary/Treasurer.

OPERATIONS

- Dan Carlson is working with BCMD's electricians to identify solar powered options for Singletree's streetlights. There are a couple of lights that are out and require extensive road and driveway cuts to repair and a solar option may be more cost effective.
- Basketball court lines will be painted this week.
- Trash at the disc golf course requires pickup more than once per week. Another trashcan there would be beneficial.
- The Board requested the MPH trailer continue to move throughout the community. Speeding traffic is a constant challenge in Singletree. The Board requests that residents slow down while driving through the community!

MAY 2023 FINANCIAL STATEMENT

The Board reviewed the financial statement included in the packet. Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to accept the May 2023, financial statement as presented.

PAYMENT OF JUNE INVOICES

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

RESOLVED to approve the June invoices for payment.

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2022 AUDIT PRESENTATION

The 2022 Audit Committee recommends BCMD approve the audit as presented. All of their questions were answered, and they noted that no errors or omissions were identified by the auditors, and it was determined there are good internal controls. The cover memo noted that the net investment income (loss) shown is an unrealized loss and no actual loss will be incurred when the investments mature. Following the discussion, by motion duly made and seconded, it was unanimously

RESOLVED to accept the 2022 Audit Report as presented.

UPPER EAGLE REGIONAL WATER AUTHORITY UPDATE (UERWA)

- Thanks was given to Joanna Kerwin for her efforts on eliminating the use of Round Up for turf elimination near waterways.
- ERWSD will pay up to \$2/square foot to eliminate irrigated areas from a lawn.
- ERWSD had a clean 2022 audit report, with no errors or omissions.
- The Consumer Confidence Report shows high customer confidence in ERWSD.
- Lake Powell and Lake Mead's levels will improve this year, but not significantly.

COMMUNITY MANAGER'S REPORT

- Continue to work to schedule a joint meeting with Eagle County officials and Edwards Metro District Board regarding traffic impacts due to new housing being built on Miller Ranch Road.
- Colorado Mountain College will add a new dental hygiene school and clinic at the Edwards campus. It will be located where the old Fire Science School was located. That program has moved to the Leadville campus.
- The June concert has been rescheduled for Tuesday, July 18, 6 PM to 8 PM at the Community Center.

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 27th day of June 2023.

Respectfully submitted,

Nina Timm