
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of the Board of Directors of Berry Creek Metropolitan District on May 25, 2017

The Regular Meeting of the Board of Directors of the Berry Creek Metropolitan District (BCMD), Eagle County, Colorado was held on May 25, 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
- George Gregory
- Mike Reisinger
- Karen Kern

SPOA Directors in attendance:

- Mike Budd
- Jennie Longville May
- Melissa Nelson
- Karen Zavis

Also in attendance were:

- Nina Timm, Community Manager
- Dan Carlson, Operations
- 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 April 27, 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.

AGENDA

SPOA and BCMD agreed the SPOA portion of the meeting would be first, except for BCMD Public Input.

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PUBLIC INPUT

Jeff Schlichting spoke to the Board about the noise at 7:45 PM on Tuesday, May 23 at the Community Center. Mr. Schlichting requested that parties be staffed full-time and not just after 9:30 PM.

BCMD MEETING

The BCMD portion of the meeting resumed at 4:26 PM.

REQUEST TO USE A PORTION OF BCMD PROPERTY ADJACENT TO 0311 LONGHORN ROAD

Ric Fields, representing the property owner at 0311 Longhorn Road, requested to use BCMD property for additional landscaping and to increase the existing berm height approximately 18" to reduce I-70 impacts. Following the presentation and discussion, by motion duly made and seconded, it was unanimously

RESOLVED to allow the property owner at 0311 Longhorn Road to use a portion of BCMD's Tract M for additional landscaping and to increase the existing berm height approximately 18".

APRIL 27, 2017 MEETING MINUTES

The Board reviewed the April 27, 2017, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 27, 2017, minutes as presented.

OPEN ITEM LIST

Concrete Pans – Due to schedule constraints Gallegos cannot provide a bid for another month. Ken Marchetti will provide Dan Carlson with another company to call. The initial bid is \$25,000 for concrete pans at six corners.

Golf Course Crossings – Moved to 2018.

Community Center Promotion – No update until after the landscaping is complete and the professional photographer takes photos for the brochure.

Repair and Expand Pavilion at Chip Ramsay Park – The idea to raise the existing roof height 2' is excellent and pricing to raise the roof and new metal support beams have been obtained. Still waiting for structural drawings from the engineer. The bathrooms need updating and a small group will meet to discuss options and scope and any ADA requirements.

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Bocce Ball and Pickle Ball Courts – There was concern about the additional noise that bocce ball courts could add at the park. They could also be a good opportunity to add social events in Singletree. Work with Sonnenalp Club for resident use of their pickle ball courts.

New Sand at Chip Ramsay Park – Dan Carlson will get bids for the new sand.

OPERATIONS

The operations report was included in the Board packet. A \$2,900 bid was received from Shaw Electric to replace the lights in the Community Center parking lots with LEDs that match the other light poles in Singletree. A \$12,600 bid was received to trim the cottonwood trees along Berry Creek Road. Dan Carlson requested verification about charging for memorial services at the Community Center. The Board agreed to continue charging for memorial services and not trim the cottonwood trees this year. By motion duly made and seconded, it was unanimously

RESOLVED to upgrade the Community Center parking lot lights to LEDs with a not to exceed budget of \$2,900.

APRIL FINANCIAL REPORT

The preliminary April 30, 2017, Financial Statements were included in the packet and reviewed. It was noted that Singletree's appreciation, as reflected by Eagle County Assessor's valuation was less than anticipated and Edwards had the lowest rate of appreciation in Eagle County. Ken Marchetti will provide clarification on expenditures and remaining budget for the Community Center expansion. By motion duly made and seconded, it was unanimously

RESOLVED to acknowledge receipt of the financial statements.

AUDIT REPORT

Ken Marchetti noted on the Capital Assets Schedule BCMD's water rights are reflected at \$33,214, the historical cost, per GAAP accounting standards. There is a footnote stating the market value is \$3,109,830. The Audit Committee (Dan Godec and Karen Kern) will meet with the auditors to review the audit and a clean opinion letter is expected shortly.

PAYMENT OF MAY INVOICES

The Board reviewed the May list of payments to approve. Committee Center revenue is a negative due to refunds for cancelled reservations. By motion duly made and seconded, it was unanimously

RESOLVED to approve the May 2017, list of payments.

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UPDATES

UERWA – The Water District has passed a resolution establishing their goal to reduce the District’s greenhouse gas emissions in Eagle County 20% by 2020 and 80% by 2050. The Traer Creek water tank may be repaired; there is no alternative location to build a new one, but there is no insurance for a repaired tank. Lake Powell has gone up appreciably this year while Lake Mead has not risen noticeably.

Community Manager Report – The Community Manager’s report was included in the meeting packet. Looking for direction on purchasing another Automated External Defibrillator (AED) for Building B, there are matching dollars available through the District’s risk insurance pool. There was a request to get more information about Singletree’s drone policy. As there is not a drone policy, drone users should follow all Federal Aviation Administration and State rules and regulations. The request to host “strider bike races” at the Community Center should informally host one to determine the community’s participation and the impact on Chip Ramsey Park. The camera in the Assembly Hall needs to be replaced.

By motion duly made and seconded, it was unanimously

RESOLVED to purchase an additional AED for Building B and seek reimbursement for one-half of the cost from Colorado Special Districts Property and Liability Pool.

By motion duly made and seconded, it was unanimously

RESOLVED to authorize up to \$1,500 for the purchase and installation of a new camera for Assembly Hall.

Singletree Community Center Construction Update – The project should be complete inside and out within the next month.

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 25th day of May, 2017.

Respectfully submitted,

Nina Timm