

Brush Creek Metropolitan District
Thursday, June 18, 2026 at 4:00 p.m.
Meeting held via Zoom

- Joyce Hardy, President
- Jim Laing, Director
- Jerome Meister, Director
- Dean Hill, Director
- Glenn Loper, Director
- Rick Stevens, District Manager
- Cindy Herndon, District Controller
- Maggie McHugh, Water Engineer, Roaring Fork Engineering

1. **Call to Order:** The meeting was called to order at 4:00 p.m. by Joyce Hardy.
2. **Approve Minutes: Motion:** Jerome Meister motioned, with a second from Jim Laing, to approve the minutes of the May 21, 2026 meeting as presented. All were in agreement.
3. **President's Comments:** Board President, Joyce Hardy, had no new business for this meeting but did mention that the owner at 652 Upper Ranch Road had contacted Rick Stevens asking for an exemption from the current BCMD irrigation policy so they could water more frequently some new sod they had recently been installed. The owners were told that they wouldn't be given an exemption due to the extreme drought conditions in the area and that they would need to find other options for watering their sod.
4. **Water Engineer's Report:** Maggie McHugh from Roaring Fork Engineering briefly reviewed the water usage data from May noting that the information was heavily impacted by the leak activity. She pointed out that there had been a reduction in the loss percentage that went from 61% to 32% and an absolute loss decrease to just under 200,000 gallons. She noted that this was due to usage doubling, but that it is trending in a positive direction. She stated that going forward the priority would be to first remedy the issue in Zone 4 and then move on to fixing the original leak that we've been trying to work through for the past several months.
5. **District Manager's Report:**
 - a. **Fire Mitigation Program:** Rick Stevens updated the board on work being completed by Mike Uncapher from Western Vegetation Management. He reported that they had been working to clear brush for the past week and still had about 7 – 10 days of work left. He reviewed the map that Mike Uncapher had sent which identified areas of concern and confirmed that the areas near the roads and drainage ditches were currently being cleared. The other areas of concern identified on the map are where up to 50% of the native brush would be cleared to create an effective fuel break. The board was in support of moving forward with that work in addition to the roadside clearing. Rick said he would contact Mike to get an estimate for the next phase of work.

Board members expressed a desire to support and encourage residents in their efforts to get clearing work completed on their properties as well. There was discussion on how that program might be structured and implemented with matching funds and chipping services to be paid for by BCMCD. Rick mentioned that he knew that other HOAs had programs in place to partner with owners on getting work done and that he would reach out to them to get more information.

Jim Laing asked if there are any grant funds available from the state or other local entities that might reimburse organizations such as BCMCD for the work they are taking on. Rick thought that there might be some funds being awarded by the Roaring Fork Wildfire Collaborative and that he would investigate that to see if it is an option and as well as other possible sources.

- b. Update on Leak in Zone 4:** Rick updated the board on the current leak in Zone 4 and the efforts to locate and repair it. Maggie McHugh recapped efforts to locate the leak and said she believes that they have confirmed the location is at the end of the service line. She said that potholing at the end of the line would be the next step and that would begin early next week. She also recommended installing an air vac while the site was opened up. She felt that it would prevent issues like the current situation in the future. Rick said that the team would work on a written report summarizing the issues and work being done.
- c. Irrigation Policy Enforcement:** Rick asked Cindy Herndon to report on efforts made to enforce the current irrigation policy. She said that the usage from the top 20 users in May had been evaluated to see if they were adhering to the policy. Those that weren't in compliance were sent a reminder and she said that they would continue monitoring the accounts.
- d. Other Updates:** Rick also mentioned that the owners at 23 Upper Ranch had contacted him recently about adding an ADU and would be sending him a floor plan. He said that it would include a full kitchen, bedrooms, baths, so it would require a new tap fee. He stated that he would work with Maggie McHugh from Roaring Fork Engineering to review that request and if they agree to the amount, a will-serve letter would be issued.

6. Controller's Report:

- a. Individual Water Usage:** Cindy Herndon briefly reviewed the monthly Water and High-to-Low usage reports for May 2026. There were no questions or comments.
- b. Fund Balance:** Cindy presented the Fund Balance report noting the balances in both the Road and Water Operating Reserve and Capital Reserve accounts that could be used for leak repairs.

- c. **Receivables:** Cindy briefly reviewed the current receivables noting that there were currently only two owners with outstanding balances. There were no questions or comments.
- d. **Payables:** The payables for both the General and Water accounts were reviewed by Cindy. There were no questions or comments.
Motion: Joyce Hardy motioned, with a second from Jerome Meister, to pay bills as presented. All were in agreement.
- 7. **Other Business:** Jerome Meister mentioned that the trees at the Medicine Bow entrance were looking stressed. Rick said he would take a look at them to see if they needed service.
- 8. **Date of Next Meeting:** The date of the next meeting has been set for Thursday, July 16, 2026, at 4:00 p.m. via Zoom.
- 9. **Adjournment:** The meeting was adjourned by Joyce Hardy at 5:14 p.m.