

Brush Creek Metropolitan District
Thursday, July 17, 2025 at 5:30 p.m.
Meeting held via Zoom

- Joyce Hardy, President
- Jerome Meister, Director
- Jim Laing, 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 5:30 p.m. by Joyce Hardy.
2. **Approve Minutes: Motion:** Jerome Meister motioned, with a second from Dean Hill, to approve the minutes of the June 19, 2025 meeting as presented. All were in agreement.
3. **President's Comments:** Board President, Joyce Hardy, began her comments noting that there was an upcoming meeting of the Landowners Association on July 28th at 5:30 p.m. at the Pitkin County Library. She also mentioned a current fire burning in the area of Parachute, CO and that there should be a continuing focus on fire mitigation in Brush Creek Village.
4. **Water Engineer's Report:** Maggie McHugh, from Roaring Fork Engineering, reported on the water usage for the month of June and the 2nd quarter 2025. She noted that the June water usage was up from the previous year, likely due to a dryer and warmer spring. She stated that the absolute water loss has remained roughly the same although overall usage has increased by double between May and June resulting in the percent loss dropping to 6.5%. Regarding 2nd quarter 2025 usage, Maggie reported that trends show that the gap between the amount billed by both the Snowmass Water and Sanitation District and BCMD has generally decreased each year, which is shown in the overall reduction in unbilled usage. Joyce asked about a report that Cindy Herndon had prepared comparing water usage and income for BCMD by quarter for 2023-2025 to date. Cindy explained the information presented in the report and the board expressed interest in having additional information based on billing tiers for the next meeting.
5. **District Manager's Report:**
 - a. **Updates:** Rick Stevens began his report by noting that he had been in contact with Pitkin County about the trailer being stored on property adjacent to Brush Creek Village. He reported that it was decided by the County that the trailer could continue to be stored there as long as no one was occupying it.

- b. **Security Cameras Project:** Rick gave an update to the board on the security cameras project. He said that he and Austin Hope at Sopris AV had been talking to a company about installing a solar energy source at both of the trash enclosures.
- c. **54 Red Tail Lane Project:** Rick mentioned that a tap had been installed at 54 Red Tail Lane. Rick said that he would continue to monitor the road patch and other items as the project progresses. Joyce asked about the costs of the tap installation and what the owner's vs. the BCMD responsibility for paying for the work being done. Rick said that those costs would be split, and it would be an easy process once the invoice was received.
- d. **Brush Creek Village Landowners Association (LOA):** Rick stated that he had conversation with owner, Gerald Grayson, who has been on the Brush Creek LOA board for several years but is looking to retire. He said that he was hopeful they would be able to recruit more board members at the upcoming meeting and be able to identify someone to represent Brush Creek Village on the Brush Creek Caucus.
- e. **Fire Mitigation Efforts:**
- f. **Other:** Rick mentioned that an owner had several leaks last month and was inquiring about whether they could receive a credit on their current invoice. He explained what had happened to the board and the existing leak policy. The board approved billing the water usage for that quarter at the lowest tier rate.

6. Controller's Report:

- a. **Individual Water Usage:** Cindy Herndon reviewed the Monthly Water and High-to-Low usage reports for the month of June. There were no questions or comments.
- b. **Fund Balance and Quarterly P&L Budget vs Actual Reports:** Cindy presented both the Fund Balance and Quarterly P&L reports noting that all the numbers seem to be in line with expectations. She explained that the balance in the General Operating checking account had increased and suggested moving \$100,000 from the General Checking account into the General Reserve account.
Motion: Jerome Meister motioned, with a second from Jim Laing, to transfer the funds. All were in agreement.
- c. **Receivables:** Cindy briefly reviewed the current receivables, noting that she recently sent out new quarterly invoices. There were no questions or comments.
- d. **Payables:** The payables for both the General and Water accounts were reviewed by Cindy. She reviewed two additional invoices that had been received recently. Joyce had a question about the landfill invoice and what items were taken there. Cindy noted that the invoice provided limited information.
Motion: Joyce Hardy motioned, with a second from Jerome Meister, to pay bills as presented. All were in agreement.

7. **Other Business:** Jerome Meister commented that the spruce trees at the Medicine Bow entrance look as though they were dry. Rick Stevens said he would ask Charlie Hobor from Hobor Home and Land ask them to do some extra watering.
8. **Date of Next Meeting:** The date of the next meeting has been set for Thursday, August 21, 2025 at 5:30 p.m. via Zoom.
9. **Adjournment:** The meeting was adjourned by Joyce Hardy at 6:22 p.m.