

Brush Creek Metropolitan District
Thursday, July 16, 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
- Kit Hamby, District Manager, Snowmass Water & Sanitation District

1. **Call to Order:** The meeting was called to order at 4:01 p.m. by Joyce Hardy.
2. **Approve Minutes: Motion:** Jim Laing motioned, with a second from Dean Hill, to approve the minutes of the June 18, 2026 meeting as presented. All were in agreement.
3. **President's Comments:** Board President, Joyce Hardy, had no comments for this meeting.
4. **District Manager's Report:**
 - a. **Snowmass Water & Sanitation District Update:** Rick Stevens invited Kit Hamby, District Manager, from the Snowmass Water & Sanitation District to attend the meeting to update the BCMD board on the status of their water supply and the current shortage situation that SWSD is facing due to drought conditions. He spoke about current expansion projects they are working on as well as He explained the basic structure of the district including resources available for maintenance and repairs. Kit invited board members to come to view the SWSD facilities and infrastructure. Rick Stevens suggested forming a subcommittee to look at moving forward and identify how the two districts might work more closely together in the future. He thanked Kit for his time and confirmed that he would be following up.
 - b. **Update on System Leak:** Rick updated the board on the status of the system leak. He shared that a possible leak location had been identified at 2345 Juniper Hill Road and they would be investigating that the following week. Rick stated that the pump at the Zone 3 pumpstation seems to be running continuously. Jim Laing asked whether there was a backup pump available to ensure there wasn't a service interruption should a pump fail. Rick Stevens confirmed that there were two pumps at the pumpstation. Rick continued by presenting a report comparing the usage from the first two weeks of July 2025 to the first two weeks in July 2026. He noted that the loss they are seeing this year is significantly higher compared to the previous year. He and Maggie explained that the usage numbers confirm that Zone 3 is the most likely location of the leak, and it seems to be getting larger. Rick again stated that they hope to have the location identified and repairs made in the next few weeks. Joyce Hardy asked if a fault line is located in that general area. Rick confirmed that it is close to one of the two fault lines that run through

Brush Creek Village. Jerome Meister asked if the water from the leak was visible anywhere. Rick and Maggie explained that due to the fault lines and soil conditions, the water wouldn't necessarily be seen. Jim Laing asked who SWSD used for leak detection and if they had someone internally that did that kind of work for them. Rick said he would ask and follow up with Kit Hamby on that. Next Rick gave the board an update on the expenses incurred so far to identify the location of the leak and repairs needed as a result of the work being done. He explained that some of the costs would be paid from the General/Road accounts and the air vac improvements would be considered a capital expense.

- c. **Other Updates:** Rick gave the board a brief update on the fire mitigation work being done by Mike Uncapher and Western Vegetation Management and Cindy Herndon gave a brief update on Waste Management service and the trash enclosures.
- 5. **Water Engineer's Report:** Maggie McHugh from Roaring Fork Engineering began by reviewing several charts in her report and the water usage data from June. She noted that there was a large leak at the beginning of June located in Zone 4. She said that once that leak was found and repaired the loss percentage had decreased and was trending in the right direction. She confirmed that they believe the system leak is located in Zone 3 and they hope to have it located, repaired and see usage return to normal levels in the next few weeks.
- 6. **Controller's Report:**
 - a. **Individual Water Usage:** Cindy Herndon briefly reviewed the monthly Water and High-to-Low usage reports for June and the 2nd quarter of 2026. There were no questions or comments.
 - b. **Fund Balance:** Cindy presented the Fund Balance report noting the balances did not reflect recent deposits made and she would discuss them in the payables report.
 - c. **Receivables:** Cindy briefly reviewed the current receivables noting that she had just recently sent out new invoices for the 2nd quarter of 2026. There were no questions or comments.
 - d. **Payables:** The payables for both the General and Water accounts were reviewed by Cindy. She highlighted the capital improvement work that was done and how those invoices would be paid. 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.
 - e. **Other:** Cindy reviewed the P&L Budget vs Actual report for 2026 through the 2nd quarter. There were no questions or comments.
- 7. **Date of Next Meeting:** The date of the next meeting has been set for Thursday, August 20, 2026, at 5:00 p.m. via Zoom.
- 8. **Adjournment:** The meeting was adjourned by Joyce Hardy at 5:12 p.m.