

Brush Creek Metropolitan District
Thursday, May 21, 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 April 16, 2026 meeting as presented. All were in agreement.
3. **President's Comments:** Board President, Joyce Hardy, had no comments for this meeting. She thanked the board members for their dedication and commitment to serving.
4. **Water Engineer's Report:** Maggie McHugh from Roaring Fork began her report by explaining to the board that she had worked in coordination with Rick Stevens and Cindy Herndon to make some changes and updates to the graphs and information presented in her report. She is hoping that the information will be even more informative and said that she welcomes any feedback on the changes made that the board may have. Next Maggie gave the board a brief update on the ongoing water loss investigation. She mentioned that she and Adrian Aguilar from High Country Utility Services had been working to pinpoint a leak in the system. She explained that a possible leak was found at a tank drain line in Zone 4 that will be further investigated through several action items including potholing to expose valves, assessing the pipe condition and formulating plans for next steps. Rick Stevens and Maggie gave the board details of the challenges of the excavation needed using photos taken of the area. They also presented information and answered questions on possible solutions that might be used temporarily to continue water service in the event the tank would need to be taken offline. Rick said he would send updates to the board as the repair efforts progress.
5. **District Manager's Report:**
 - a. **Irrigation Policy Enforcement:** Rick Stevens began his report by asking Cindy Herndon to review a new report created to help with the enforcement of the updated irrigation policy for 2026. Cindy also presented the email that had been sent out with the updated irrigation policy that reference fines that would be assessed if owners are in violation. Rick said that he would be drafting an email to be sent to non-compliant owners with a warning.

- b. Fire Mitigation Program:** Rick reported that he had received a report and proposal from Mike Uncapher from Western Vegetation Management. The report is based on a drive through the Brush Creek neighborhood that Rick and Mike had done to evaluate wildfire risk and possible mitigation. Rick presented a map to the Board that Mike prepared showing both areas that need thinning work done along the roadside and drainage areas as well as possible fuel break areas. The work would be done in two phases in collaboration with Rick Balentine, Fire Mitigation Consultant with Resilience Force. The estimated cost for the first phase of roadside clearing is approximately \$25,000 - \$28,000. Rick also told the board that an email had been sent to Brush Creek owners to update them on the BCMD fire mitigation efforts and to see which owners might be interested in participating in a reimbursement program. He mentioned that Cindy had created a log of homeowners that have expressed interest. The board stated that they were in support of moving forward with the first phase of the clearing work.
- c. Road Maintenance Proposal:** Rick reported that he had done a drive through the Brush Creek Village neighborhood with Anthony Alfani, Principal at Roaring Fork Engineering, to do a pavement analysis. He spoke about some of the areas of most concern and the work they suggest needed including paving, mill and overlay or chip sealing. Rick said he would work to create a plan with pricing and report back at the next meeting.
- d. Other Updates:** There was a brief discussion regarding water service to homes outside of the district in the Aspen Ridge area. Rick said that he would continue to keep the Board aware of any developments or additional requests. And the board agreed to move the start time of the monthly board meetings from 5:30 p.m. to 4:00 p.m. for the summer months.

6. Controller's Report:

- a. Individual Water Usage:** Cindy Herndon briefly reviewed the monthly Water and High-to-Low usage reports for April 2026. There were no questions or comments.
- b. Fund Balance:** Cindy presented the Fund Balance report noting the balances in the Water Operating Reserve and Capital Reserve accounts that could be used for leak repairs. She also pointed out that the balance in the General Operating account is starting to increase and suggested transferring \$200,000 to the General Operating Reserve account.

Motion: Jerome Meister motioned, with a second from Glenn Loper, to transfer the funds from the General Operating account to the General Operating Reserve account as suggested. All were in agreement.
- c. Receivables:** Cindy briefly reviewed the current receivables stating that a reminder email would be sent to those 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: Jerome Meister motioned, with a second from Glenn Loper, to pay bills as presented. All were in agreement.
- 7. Date of Next Meeting:** The date of the next meeting has been set for Thursday, June 18, 2026, at 4:00 p.m. via Zoom.
- 8. Adjournment:** The meeting was adjourned by Joyce Hardy at 5:03 p.m.