

Brush Creek Metropolitan District
Thursday, March 19, 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 (Absent)
- Tom Newland, Principal, Newland Project Resources, Inc.

1. **Call to Order:** The meeting was called to order at 4:02 p.m. by Joyce Hardy.
2. **Approve Minutes: Motion:** Jerome Meister motioned, with a second from Dean Hill, to approve the minutes of the February 19, 2026 meeting as presented. All were in agreement.
3. **President's Comments:** Board President, Joyce Hardy, had no comments for this meeting.
4. **Water Engineer's Report:** Maggie McHugh from Roaring Fork wasn't able to attend the meeting so Rick Stevens reviewed her report with the board. He began by giving the board an update on the status of the ongoing leak in the water distribution system. He stated that he had been receiving frequent usage reports from Snowmass Water and Sanitation District (SWSD). He said that the tank overflow situation was under control. He believes that they have identified a leak that might be the cause of the water loss near a fire hydrant at the bottom of Medicine Bow Road. He told the board that a leak detection company would be out on Monday, March 23rd and that they would be testing for leaks in Zone 1, Zone 2 and the Pioneer Spring area. Rick said that a lot has been learned in the process of identifying this leak that would be useful if the board moves ahead with having Roaring Fork Engineering create a hydraulic model.
5. **District Manager's Report:**
 - a. **Irrigation Policy Discussion:** Rick Stevens began his report by covering what policies and restrictions the towns of Aspen and Snowmass are considering for the upcoming irrigation season and how that might impact BCMD. Jerome Meister asked when those restrictions might begin and Rick thought it could be as soon as May 1st. He spoke about how high users would be monitored this summer using the Beacon/Badger systems to ensure that they are complying with watering restrictions and guidelines.
 - b. **Fire Mitigation:** Rick reviewed a wildfire risk map from the Aspen Fire Department noting a few areas that were determined as high risk. He suggested contacting owners in those areas to proactively encourage fire mitigation efforts. Jerome Meister asked if there might be additional funds available above the \$25,000 budgeted by BCMD for those efforts. Rick thought there could be room in the budget with board approval. There was further discussion on what these efforts could entail and how BCMD can partner with owners and the Aspen Fire Department.

- c. **Pitkin County 2050 Plan Update:** Rick asked Tom Newland, Principal at Newland Project Resources, to attend the meeting to give the board an update on the proposed Pitkin County 2050 master plan and how that might impact residents in Brush Creek Village. He and Rick spoke about how the county is planning on updating legislated standards in their land use codes with the goal of reaching a zero-carbon footprint by 2050. Tom mentioned that they would be working with caucuses within the county to gather feedback and share more information.
- d. **Other Updates:** Rick mentioned that one of the BCMD homeowners, Monique Spears, had reached out to ask about the possibility of using/leasing land owned by Brush Creek near the Medicine Bow mailboxes. She said she would like to use the land to create a garden for personal use. The board had concerns about access to water and didn't want to set a precedent of allowing personal use of a common area. The board also discussed and supported the removal of a small structure that is on the common land that could pose a fire risk. Rick said that he had been contacted by an owner in the district whose well had run dry who would like to be added to the water system. The board had questions about where their lot lines for the property are and if they had paid a tap fee. After some discussion Rick said that he would explore what it would entail to provide them with water and get more information to share with the board at the next meeting.

6. Controller's Report:

- a. **Individual Water Usage:** Cindy Herndon briefly reviewed the monthly Water and High-to-Low usage reports for February 2026. There were no questions or comments.
- b. **Fund Balance:** Cindy presented the Fund Balance report noting that she is monitoring the balance in the General Operating account and noted that funds can be moved from the operating reserve account at any time if needed.
- c. **Receivables:** Cindy briefly reviewed the current receivables pointing out that there were only two outstanding accounts. She said that she would continue to send them reminders.
- 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. Date of Next Meeting: The date of the next meeting has been set for Thursday, April 16, 2026, at 4:00 p.m. via Zoom.

8. Adjournment: The meeting was adjourned by Joyce Hardy at 5:24 p.m.