

**Brush Creek Metropolitan District**  
**Thursday, July 21, 2022 at 5:30 p.m.**  
**Zoom Meeting**

- Jerry Scheinbaum, President
- Lawson Wills
- Joyce Hardy
- Jerome Meister
- Jim Laing
- Rick Stevens, BCMD Manager
- Rebecca Driscoll, Meeting Recorder
- Cindy Herndon – Bookkeeper
- Tim Cameron: Homeowner, 225 Solar Way

1. **Call to Order:** The meeting was called to order at 5:30 p.m. by Jerry Scheinbaum.
2. **Minutes:** The minutes of the June 16, 2022 were approved as is.
3. **President's Report:** Jerry Scheinbaum reported on the state of the Caucus, with Michael Fox at the helm. Fox, who is also on HOA board, hired Tom Newland to help with the Caucus. Jerry discussed emergency mitigation that occurred on a leak on Brush Creek Road, caused by a failed shut off valve on the main line. Repairs, coordinated by Riley Gessele and Adrian Aguilar of High Country, who also works with Snowmass Water and Sanitation, required traffic control and an excavator, to the tune of about \$9K.
4. **Manager's Report:**
  - **Homeowner Leak:** Rick discussed troubleshooting efforts with a homeowner's meter that oddly showed that 208,000 gallons went through the meter, which was unlikely. After careful monitoring, and installing check valves, the issue appears to have been resolved. The bill was reduced to reflect historical usage.
  - **Pump Stations:** Rick reviewed a proposal for \$46,714 from Brown's Hill to retrofit pump stations in zone 3 (Tank 2) and 4 (Tank 3), which he described as a "mess", with 75% of the equipment needing to be retired. New equipment will improve communication and remote access. Rick said he had been up about 50 times responding to false alarms. The Board will be asked to approve the deal via email after the final bid comes. In. The quote will include Electrical panels, tank level indicators. Lawson expressed concerns with cash flow.
  - **Badger:** A new round of recently received Badger meters will be installed ahead of schedule: although parts are backordered all over the country, Badger had a few residential meters in stock they agreed to part with to complete the house meter project. Rick included a proposal for the final Badger equipment needed to complete the system, like transmitting manhole covers and bulk meters, though some will be backordered. The crew is now working on e-billing and customer training.
  - **Fire mitigation:** Aspen Tree Service performed weed control and mowing on July 15, chipping will commence after August 2. Homeowners who register by July 26<sup>th</sup> can partake in the community chipping operation performed by the fire department.

- **Well Permit:** The County was seeking a letter from BCMD before authorizing a well permit from a landowner. The Board discussed any concerns they may have about hill destabilization, but Jerome noted the architect and engineers feel comfortable with the plan, as does the County. Lawson said to issue letter that BCMD doesn't object to the well permit.
- **Hydrants:** Rick noted some hydrants, especially in upper Ranch Road, need some air releasing valves installed.
- **Roads:** Pitkin County will use a bond to repair a road cut inadequately repaired by Comcast.

5. **Water Report:**

- **Water Tanks:** Lawson Wills spoke of the need for some kind of water storage at the top of the district, but worried about the land/location and the cost. Rick discussed a plan for a pair of 10,000-gallon tanks for fire suppression, for about an estimated \$60,000, and had some areas in mind. Lawson feared the price would be closer to \$500,000.
- **Water Conservation:** Rick reported success in discussions of water conservation with landowners, many of whom were not aware of the 2 million gallons a month limitation by Snowmass Water and Sanitation, or the BCMD rules and regulations limiting irrigated areas to 1,000 sf. Rick educated new property owners of how the price of water increases for excess usage.
- **PRV:** Rick had a meeting with Snowmass Water and Sanitation to discuss installing a PRV above BCMD.
- **Traffic:** Traffic counters are continuing to gather data on traffic to the subdivision versus the Cozy Point Ranch. Cozy Point repaired the road as needed from the recent construction. Tom Newland, who submitted an agenda to the COA, got an agreement to split the cost of the traffic counts 50/50 with the district.

6. **Bookkeepers Report:** Cindy Herndon said she will be transitioning next quarter to electronic billing. Overdue accounts are being pursued, with 8 resolved in the last quarter. Her plan is to include past due invoices with a big red stamp, hoping to motivate the few outstanding receivables. All bills were paid digitally; not a single check was cut, and paychecks were direct deposited. The accountant, Roger, was supported the move to all digital, including online tax filing, though she did ask for an extension on the audit to be sure of Tammy's 2021 numbers.

**Motion:** Lawson made a motion to pay bills as presented, seconded by Jerome, with all in favor.

7. **Date of Next Meeting:** The next meeting was scheduled for Thursday, Aug 18.

8. **Adjournment:** Jerry motioned to end the meeting at 6:40pm, which was seconded by Joyce.