

Brush Creek Metropolitan District
Thursday, April 16, 2026 at 4:00 p.m.
Meeting held via Zoom

- Joyce Hardy, President
- Jim Laing, Director
- Jerome Meister, Director
- Dean Hill, Director (Absent)
- 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 4:02 p.m. by Joyce Hardy.
2. **Approve Minutes: Motion:** Jerome Meister motioned, with a second from Jim Laing, to approve the minutes of the March 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 began her report by giving the board an update on the efforts being made to identify the system leak that has been occurring for the past several months. She mentioned that the hydraulic model would still be useful going forward but was put on hold while possible causes are being investigated. She reported that water pressures, tank levels and other usage data are being monitored with the understanding that ensuring water loss is minimized will be critical coming into the irrigation season. Jim Laing asked about whether meter calibration is being looked at. Maggie said that she had spoken to a tech at Badger Meter, and they said that the meters should be calibrated for the life of the battery or approximately twenty years. Maggie said that they are exploring using a strap on meter to verify certain meters in the system are recording accurately. Rick Stevens said that the operations team would be meeting next week to determine next steps.
5. **District Manager's Report:**
 - a. **Irrigation Policy Discussion:** Rick Stevens began his report by updating the board on the Brush Creek Village irrigation policy for the 2026 summer season. He mentioned that recently he and Cindy Herndon had met with Darrell Smith and Kit Hamby from the Snowmass Water and Sanitation District. The purpose of the meeting was to coordinate on policy and hear about their efforts to inform their community about new restrictions due to the current drought situation. He talked about how irrigation usage will be monitored and the possible need to introduce a fine system to ensure owners are complying with the policy.
 - b. **Recent Leaks and Repairs:** Rick gave the board an update on two leak events that occurred recently. One leak was on a 4" water main on Medicine Bow Road near Solar

Way. It occurred after work was completed to repair a small leak on a nearby fire hydrant. Rick stated that it's unclear what caused the actual leak but thought it might be the result of corroded pipes. Service to several residences was interrupted during repairs. There is currently some leftover road base on the site that Rick said would be taken care of by All Valley Maintenance. The second leak was at 450 Pioneer Springs when repairs to a meter and endpoint were being done. Old parts were reused and the leak may have been the result of a pressure surge. The leak has been repaired and is being monitored.

- c. **Fire Mitigation Program:** Rick reported that he had driven through the Brush Creek neighborhood with Mike Uncapher from Western Vegetation Management to evaluate wildfire risk and possible mitigation. Mike is working with Rick Balentine from Wildfire Resiliency and with the City of Aspen Fire Department. They reviewed fire break work completed near Solar Way and would like to propose continuing the fire break along a water line easement through Sagebrush Lane. They also are looking for additional places to create fire breaks, along with work that might be done in drainage ditches and along the roadside. Rick said they discussed programs to encourage homeowners to complete work on defensible spaces and to participate in the Aspen Fire Chipping Program. He said that he would be drafting information to be distributed for review at the next meeting.
- d. **Upper Medicine Bow Lot Discussion:** Rick reported that completed research has determined that the undeveloped lot at the top of Medicine Bow road is in the district boundaries. He said that the owner is still trying to sell the property but didn't have an interested buyer at this time. Jim Laing suggested that the homeowner at 1953 Medicine Bow Road, (that is outside the district and has made requests to the district several times for water service), might be interested in buying the lot enabling the option to have water service. He also suggested it would cut down on road impact from water trucks going to the property. Rick said he would do some research to see if it would be an option and report back at the next meeting.
- e. **Other Updates:** Rick told the board that he would be working with contractors to survey the status of the roads in the district to determine work that will need to be completed in the summer season. He reported that he had received requests to take the weight limits off the roads and that he thought that it would be safe to do so with truck traffic being restricted to Medicine Bow Road.

6. Controller's Report:

- a. **Individual Water Usage:** Cindy Herndon briefly reviewed the monthly Water and High-to-Low usage reports for March 2026 noting that the usage was comparable to previous years. There were no questions or comments.
- b. **Fund Balance:** Cindy presented the Fund Balance report noting the balances in the General Operating and Water Operating accounts are starting to increase and that transfers to reserves will most likely be needed next month.

- c. **Receivables:** Cindy briefly reviewed the current receivables pointing out that she had recently sent out invoices. There were no questions or comments.
 - d. **Payables:** The payables for both the General and Water accounts were reviewed by Cindy. She explained how several invoices had been divided between the General Fund for road work and the Water Fund for work done to repair leaks. Joyce Hardy asked if there would be additional charges from the excavator and Rick confirmed that there would be additional work done to patch the road.
Motion: Joyce Hardy motioned, with a second from Jim Laing, to pay bills as presented. All were in agreement.
 - e. **Other:** Cindy briefly discussed the Profit & Loss Report for the first quarter of 2026. There were no questions or comments.
7. **Date of Next Meeting:** The date of the next meeting has been set for Thursday, May 21, 2026, at 4:00 p.m. via Zoom.
8. **Adjournment:** The meeting was adjourned by Joyce Hardy at 5:10 p.m.