

Brush Creek Metropolitan District
Tuesday, October 17, 2023 at 5:30 p.m.
Snowmass Chapel Library
5307 Owl Creek Rd, Snowmass Village, CO 81615

- Jerry Scheinbaum, President
- Joyce Hardy
- Dean Hill
- Jerome Meister
- Jim Laing - Absent
- Rick Stevens, Manager
- Cindy Herndon – Bookkeeper
- Rebecca Driscoll, Recorder
- Maggie McHugh – Engineer, Roaring Fork Engineering

1. **Call to Order:** The meeting was called to order at 5:37 p.m. by Jerry Scheinbaum.
2. **Approve Minutes:** The minutes of the September 21, 2023 meeting were approved as presented with a minor correction to a date. All were in agreement.
3. **President’s Comments:** Jerry Scheinbaum discussed a memo from a Turtle Cove resident with ambitious landscaping plans and request for temporary additional water allowance. Jerry said he would suggest denying the request, and enforce the 1000 sf of irrigated gardens, so as not set a precedent. Current rules and regulations say that a homeowner can ask for an exemption for one year, though Jerome said those rules were written in the 1990s when water conservation was not as stringent. Jerry said the Metro District should oversee landscaping and vegetation, because it’s a water issue, and now with the new Badger meters, it is possible to monitor irrigation carefully. Rick suggested striking the exemption form the rules.

Motion: Jerry Scheinbaum made a motion, with a second by Jerome, to update the rules and regulations to remove the one-year exemption from the rules and regulations. All were in agreement.

4. **Manager’s Report: Rick Stevens**

- a. **Monroe Line Repair:** The water line at the Munro residence at 549 Medicine Bow was completely repaired with a copper line and assistance from Riley Geselle.
- b. **Johnson Tap:** The tap for the Johnson landowner was completed, at a cost of about \$19,000 to run the line under the road (bored, not cut). The tap fee, purchased a long time ago, was \$25,000.
- c. **Tabula Rasa tap:** With no evidence of a paid tap fee, the new build at Tabula Rasa will pay the new tap fee rates based on ECU.
- d. **Trash:** Rick reported locating a serious perpetrator of dumping, who was a property manager of a property nowhere in the vicinity, but he would drop trash at BCMD on his way home (he was not a resident of Brush Creek Landowners). Rick said the sheriff is not amenable to pressing criminal charges, though they are considering fining him. A letter drafted in October and sent to the landowners warned of a \$1,500 fine for anyone caught dumping anything other than household trash.

- e. **Storage:** Rick discussed erecting a small storage unit behind the Juniper Hill Drive dumpsters, about 5'x10' to store BCMD equipment. The Board discussed also whether a container, about 8'x20", would suffice, though Rick thought the smaller sized option would suffice.

5. **Bookkeeper's Report: Cindy Herndon**

- a. **Budget:** Cindy presented a draft 2024 budget, with the audited 2022 figures from Roger Maggard, and the 23 budgets approved last fall. For the '24 budget, most items were increased by 5%, but some items were increased by 10%, like trash, which needs added components of fences and security. There was very little spent on capital improvements in 2023, following the 2022 water meter replacement. Cindy discussed an idea to create a capital and operating reserve. She discussed also the negative \$63,000 number, which was influenced by depreciation; it's a non-cash number. As has been standard over the last couple of years, the General Fund can lend the Water Fund 10% without paying it back, which adds some revenue to the beleaguered water fund. The Board discussed raising the rates of the basic water service, since they are cracking down on the high users and cannot rely on that revenue. Revenue from interest was up significantly-due to favorable interest rates and strategic moving of funds into high bearing money market accounts. Cindy discussed upping the water system replacement from \$50,000 to \$75,000 or even \$100,000 for future projects. Overall, the mil levy increase should be about 5.5% or less for the total budget.
- b. **Accounts Receivable:** The few outstanding receivables are for users who have only trash service, and no water, which makes them harder to force compliance. Those with a balance at the end of the quarter are assessed \$100 late fee, plus \$100 every month after. Cindy suggested sending very overdue trash accounts to collections.
- c. **Accounts payable:** Cindy clarified a correction of bill from the storage vendor who charged erroneously for digital files storage, so the \$20 surplus was removed. The QuickBooks charge went way up.
- d. **Motion:** Jerry Scheinbaum made a motion to approve payments the accounts payable presented, with a second from Dean Hill, and all were in agreement.

6. **Water Report: Maggie McHugh**

- a. **High Users:** The top 18 users accounted for 3.2 million of 6.7 million gallons used in the third quarter. Some Pioneer Springs households will be irrigating with raw water/well water next year, which should reduce that load. The top 2 tiers of water users paid an extra \$80,000 of revenue.
- b. **Water conservation:** The Board discussed adopting water conservation measures at 1.7 million gallons to be sure the district does not breach the 2 million gallons per month allotment.

- c. **Water loss:** The third quarter showed a loss of only 1.4% between what was purchased at the rodeo lot, and what was sold to landowners, representing the lowest level of leaks to date, thanks in large part to the new Badger meter system.
 - d. **Rate increase:** As the base fee is guaranteed revenue, Maggie suggested a \$100 per quarter increase in base water rates.
Motion: Jerry Scheinbaum made a motion to adjust budget numbers to fall in line with new revenue generation expectations to create a new rate structure January 1st.
 - e. **Other Business:** Jerry asked for other nominations for the meeting recorder, as the current choice has failed to show for the past two meetings due to other commitments. Rebecca Driscoll, who announced her intention to retire at the July 18th meeting, has continued coverage in the meantime.
7. **Date of Next meeting:** The next meeting was scheduled for Thursday, November 16th. Jim Laing noted he would be unable to attend.
8. **Adjournment:** The Meeting adjourned at 7:02 p.m. with a motion from Jerry a second from Dean Hill.