

**Brush Creek Metropolitan District**  
**Thursday, August 18, 2022 at 5:30 p.m.**  
**Zoom Meeting**

- Jerry Scheinbaum, President
- Lawson Wills
- Joyce Hardy
- Jerome Meister
- Jim Laing - Absent
- Rick Stevens, BCMD Manager
- Rebecca Driscoll, Meeting Recorder
- Cindy Herndon – Bookkeeper
- Richard Goulding of Roaring Fork Engineering
- Adrian Aguilar of High Country Water

1. **Call to Order:** The meeting was called to order at 5:33 p.m. by Jerry Scheinbaum.
2. **Minutes:** The minutes of the July 21, 2022 were approved as is by all board members.
3. **President’s Report:** Jerry Scheinbaum discussed the pros and cons of switching to a monthly billing system, instead of quarterly. He concluded that although cash flow might improve, overall revenue would decrease due to large users not reaching the threshold for higher per gallon charges. Lawson concurred that monthly billing would stress the bookkeeper.  
Jerry noted that new residents should be sent a letter describing the limitations of the water system in order to have reasonable landscaping expectations. Lawson didn’t think Snowmass is likely to shut off water, since they have not done so in the past when the monthly limits were exceeded.
4. **Manager’s Report:**
  - **Caucus:** Rick noted the caucus will have its first meeting August 25.
  - **Projects:** Rick said he is starting to see larger more complex projects with high demands that need ACC reviews.
  - **Cozy Point Traffic Counts:** Rick is awaiting the numbers from McDowell on the summer traffic counts.
  - **Fire mitigation:** Weed management and fire mitigation has begun.
  - **Roads:** Asphalt sealing was completed, albeit at double the cost.
  - **System Repairs:** Rick discussed repairs and cleanup made to the pumphouses, and cautioned deferred maintenance could be more costly, though Lawson said with so many balls up in the air with the Badger replacement, approvals of new infrastructure repairs should be delayed.
5. **Water Report:**
  - **Big Users:** Richard presented the water usage report, which highlighted the top users. The Board discussed many of the top users’ homes are not even occupied; rather, the subcontractors, like the landscapers, are the culprits. They were confident the new Badger system will alert the owners about the usage and hopefully prompt them to discuss limiting water usage with the

subs. The board discussed potential usage increases as remodels add square footage with bathrooms and kitchens. Rick noted how the City of Aspen calculates rates on fixtures, regardless of actual usage. Jerry wondered if a “tap charge” on every sale would help bolster the infrastructure replacement budget.

- **Usage:** Richard Goulding presented the water loss report. April’s 57% loss and May’s loss of 39% was reduced in June to just 3.9%, and July was a 9.8% loss. He discussed repairs to the controls on the upper tank.
  - **Badger Meter Install:** Rick lamented that the supply chain issues have delayed the end-point installs. He said he has 60 meters available to install pending the arrival of the endpoints, and suggested Q1 2023 target date for full integration.
  - **Pressure reduction:** Richard Goulding said that Snowmass Water had approached BCMD about reducing the pressure in the system, and asked for feedback. The Board was concerned reduced pressure might affect Pioneer Springs, which needs 60 to 70 psi to run. Richard noted reduced pressure saves wear and tear on the system, but said his priority was filling tanks and would be sure any pressure reduction would not affect the system operation. Richard showed flow diagram and discussed hydraulics. Adrian Aguilar said zone 4 pressure maintained when one pump was turned on, but if a second pump turned on, the volume was reduced, and the 2” copper line was proving too small. Rick proposed amending an 8-10” section to a 4” pipe in the pump station as a simple fix to get both pumps working. Adrian stressed that communication to and from the Zone 4 pump station was critical, and that update should be a priority.
6. **Bookkeeper’s Report:** Cindy Herndon noted during the transition she has been spending 4-5 hours day on BCMD work, but anticipates that will go down significantly after the big leaning curve. She presented updates on accounts receivable, with the largest outstanding bill now paid. Some homeowners reported not having an email, so will have to stay with paper invoice billing. She discussed homeowners being able to pay with credit cards, and is sending out an instruction sheet on how to pay the bill online. Lawson inquired if the BCMD had any liability for fraud. Cindy said they are run through Stripe, and the BCMD never has access to credit card accounts and thus no liability.  
**Motion:** Lawson made a motion to pay bills as presented, seconded by Jerome, with all in favor.
7. **Other:** Jerome said Cougar Canyon had closed, with plans to drill a well.
8. **Date of Next Meeting:** The next meeting was scheduled for Thursday, Sept 15. Lawson noted he will be unavailable.
9. **Adjournment:** Jerry motioned to end the meeting at 7:15 p.m which was seconded by Joyce.