

Brush Creek Metropolitan District

Minutes of Regular Board Meeting

The January 2004 regular board meeting was held as scheduled:

Date: Tuesday, January 20, 2004

Time: 6 pm

Place: Snowmass Chapel Community Room

Agenda

1. Call to Order @ 6pm.
Present: Mike Cooper, Isabel Day, Joyce Hardy, Kevin McClure, Don Diones, Kelly
2. Public Comment.
None.
3. Plant Manager's Report.
No special problems. KMc is asked to e-mail current water readings to the board. Kelly, Derosiar and Kevin will meet to formulate a plan to locate the leak. Leak detection work to start in April or May.
4. Budget – approve and/or adopt resolutions as required by statute
5. Bond Issue – Don Diones review of bond issues.
Reviewed basic terms. \$1.2 mill refinanced, extended from 6 years to 9 years. 800K new issue for 12 years. Member payments will increase by about \$138 per million of value. Jerry and Lawson were reached by phone and both agreed to proceed with the issue. KMc is continuing to provide info to Kim Crawford who is preparing the Official statement. Don provided 3 letters for Kevin mail to various state and local agencies. Bond issuance costs are ~ \$31,150. Fee for Baum and CO is ~ \$28,000 additional. 30 day notice is given to current holders about pay-off.
6. Bills/ Finance.
KMc will file the budget with DOLA as required. Bills approved. KMc to contact highest water users and settle bills. Highest users were Pevney, Heimel, Paley, Tiege, Shapiro, St. Ville, Gonsky. Add stub to bills to be returned with payment.
7. Approve Minutes. None.
8. Other Business.
A "newsletter" summarizing the election results, the bond issue, intended capital expenditures was requested from KMc.
Dean to provide estimate of the cost to prepare a sewer in stallation feasibility study prior to road work.
Follow up on Kinder Morgan gas study and options.
KMc to investigate possible future mandates to install a sewer system.
KMc to review and compile tap list.
Board agreed that tap holders should pay the base system fee, even if not using Water.
KMc to promptly notify high water users this summer to lower usage and limit billing disputes.
The Cronenberg dog was shot. Police investigation is on going.
9. Adjournment.

Brush Creek Metropolitan District

Minutes of Regular Board Meeting

Date: Tuesday, March 16, 2004
Time: 6 pm
Place: Snowmass Chapel Community Room

Call to Order.

Present: Mike Cooper, Joyce Hardy, Lawson Wills, Kevin McClure, Dean DeRosier, Kelly, Isabel Day (late), Don Diones

Public Comment.

None.

Plant Manager's Report and Water Issues

Dean and Kelly restated the difficulty in finding the leak. The size of the leak is not large enough to be very evident. If it is made up of many small leaks it will be virtually impossible to find. The year of monthly readings has been useful to evaluate to magnitude of the leak. Installation of in line meters may help define the area of the leak if it is mainly in one area. Dean will give an estimate to install such meters. Dean and Kelly will also devise a test method of sealing off given areas and looking for pressure drops.

Dean noted that BCMD are ductal iron which he feels have a long life, not the type of pipes which are failing in Snowmass Village.

Budget – regular review of financials.

Bills approved. Accounts checked. YTD budgeting is still in development.

Bond Issue – update on status of bond issues

Don Diones noted rates have dropped a bit below 4%.

Don Diones read the Resolution Title. Move to adopt: Lawson. Second: Isabel. Passed: All.

Bills/ Finance.

In budget section.

Approve Minutes.

January minutes approved.

Other Business.

Entry design will be started. Mike and Kevin will pursue options. Solar lighting will be investigated.

Road overlay scope will be defined for competitive bidding. Mike and Kevin will act.

Adjournment.

Brush Creek Metropolitan District

The April 2004 regular board meeting was held as scheduled:

Date: Tuesday, April 20, 2004
Time: 6 pm
Place: Snowmass Chapel Community Room

Minutes

Present: Mike Cooper, Isabel Day, Joyce Harder, Lawson Wills, Kevin McClure, Kelly, Dean Derosier, Don Diones.

1. Call to Order @ 6 pm.
2. Public Comment - None
3. Bond Issue – update on status of bond issues/ resolutions.
Don Diones went over the new bond issue and refinance. The mill rate was currently about 4 mills below previous rates. (18.xxx not 22.222). Don notified us that Kim Crawford had contacted Don Tapp and resolved the negative retained earnings issue. Don Tapp will attend a future meeting to explain our audit procedures, methods, and alternatives.
Don read the title of the Bond Resolution.
Motion to adopt: Lawson Wills
2nd: Isabel Day
All present in favor (Jerry absent)
4. Plant Manager's Report.
No new major problems. Some remote wires have been damaged by plowing. Main leak continues.
5. McLaughlin proposal.
Dean and Kelly described the water distribution system. Water flows in both directions in Pipes and in/out of the same ports in holding tanks. This makes metering at any point on the system difficult, requiring check valves and methods to force the water in one direction through a section of pipe. This type of metering is possible and would allow tracking of water flows in subsections of the system. Kelly and Dean will refine the design and price.
6. Budget – Quickbooks budgeting tools still being developed.
7. Bills/ Finance. Bills reviewed and checks signed.
8. Approve Minutes. None
9. Other Business.
Mike will pursue entrance design options. Preliminary ideas and sketch plans.
Mike Tierney will be contracted about solar lighting.
Paving – final specifications will continue to be refined and priced.
10. Trip to Cozy Point to learn about proposed improvements.
Meeting reconvened at Cozy Point Ranch with Monroe Summers. Members received a full tour of ranch buildings and a proposed improvement plan. The board was very supportive of Cozy Point plans and accepts assurances that “storage” buildings will not be converted into Housing.
11. Adjournment. 10:15 pm

Brush Creek Metropolitan District

The July 2004 regular board meeting was held as scheduled on the 3rd Tuesday of the month:

Date: Tuesday, July 20th, 2004

Time: 6 pm

Place: Snowmass Chapel Community Room

Minutes

Call to Order.

Present: Mike Cooper, Joyce Hardy, Jerry Scheinbaum, Kevin McClure, Kelly,
David Panico

Public Comment – None.

Plant Manager's Report -

The new water meter has been installed at the middle pump house. The area will require some landscaping. Installation required spicing the control wires to the upper pump house.

Kelly provided the CCR to be posted.

KMc and Kelly will meet to compile a list of possible bad meters to check.

Water loss 15%.

Budget – regular review

Bills/ Finance.

Approve Minutes.

Other Business.

KN Energy – Natural Gas-

The proposal offered called for a BCMD contribution of \$400K and is deemed not feasible.

Roads –

BCMD needs to develop and enforce a road cut policy, especially after the roads are repaved. KMc to solicit help from Temple and other associations on road policies. Boring may be required after the repaving.

Entrance design- David Panico presented some design options. He has extensive experience in this area and has specialized entrance design. To further the process he was given total budget of 30K for both entrances inclusive of landscaping, sprinklers, etc. He will work bill at \$100/hr with a top set of 10% of the installation cost

KMc help in costing power, sprinklers, and other items as the design is solidified.

Misc. Items –

Rabbits are very populous in BCMD. KMc to check with animal control.

BCMD phone answering is to be improved with a message dedicated to BCMD only. KMc to check options and get new equipment and services as needed.

KMc to open a operations account with a debit charge, funded with \$500.

KMc to open a new account for bond proceeds.

Adjournment.

Brush Creek Metropolitan District

The August 2004 regular board meeting was held as scheduled on the 3rd Tuesday of the month:

Date: Tuesday, August 17, 2004
Time: 6 pm
Place: Snowmass Chapel Community Room

Minutes

Call to Order. Present: Michael Cooper, Joyce Hardy, Lawson Wills, Gerald Grayson, Kevin McClure, Kelly Gessele.

Public Comment. None.

Water Issues Report. Loss was 15%, which within normal limits. Kelly reported that he did a lot of locates up by the Rodeo for trenching. Can Kelly charge for locates? He noted that additional valves are also being installed above our meter. A motor starter was replaced in the upper pump house. Bob Kreager has high pressure. Is there a system component that has failed? Is so, does the District need to fix it? The original system did call for some PRVs. The valve key casings at the fault need repair. KM has been talking with Kit Hamby of SMWS about usage, use of wells, water rates and other water issues. KM to continue gaining knowledge of issues.

Budget – regular review. YTD budget was not available for review.

Bills/ Finance. Review bills and sign.

Approve Minutes. July minutes approved. Motion: Mike, Second: Joyce

Other Business.

Roads – Elam and Grand Valley bids are reviewed. The unit pricing was virtually identical. Elam was selected because they have a better grasp of the job, are closer, and have a solid reputation. KM to continue finalizing the contract with Elam. OK to begin patching on lower JH.

Entrance design – David Panico is still developing design revisions based on input from the last meeting. KM to proceed with pricing the installation of services for entry lighting and water.

Road Weight Restrictions and Permits – Mike, Isabel and KM met with Temple Glazer (Public Works Director) and Boots Ferguson to begin researching appropriate limits and enforcement.

Road Use Signage – The current signage is not felt to be adequate. KM to consult other persons with knowledge in this area a develop new sign language.

Cronenberg – ask owners to keep gravel off JH roadway.

Adjournment.