

Brush Creek Metropolitan District
Thursday, February 19, 2026 at 5:30 p.m.
Meeting held via Zoom

- Joyce Hardy, President
- Jim Laing, Director
- Jerome Meister, Director
- Dean Hill, Director
- Glenn Loper, Director
- Rick Stevens, District Manager
- Cindy Herndon, District Controller
- Maggie McHugh, Water Engineer, Roaring Fork Engineering
- Rick Ballentine, Fire Mitigation Consultant, Resilience Force and Retired Chief, Aspen Fire Depart.

1. **Call to Order:** The meeting was called to order at 5:31 p.m. by Joyce Hardy.
2. **Approve Minutes: Motion:** Jim Laing motioned, with a second from Jerome Meister, to approve the minutes of the January 15, 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 Engineering started her report by giving the board an update of the efforts to locate the source of the increasing water loss the system has had over the past several months. She reported that she, Rick Stevens and Adrian Aguliar from High Country Utility Services, had been working with controls at Pump Station 3 based on new information received and they are hoping that the adjustments made will improve water loss. She mentioned that one of the tank level sensors may need to be replaced as well. She discussed several items covered in her monthly report including the water loss for the month of January which has increased significantly to 48%. She also noted that a leak detection company had been hired to come out on site to assess Zone 3 for a large leak, but no leaks were found. Joyce Hardy asked if the doors to the pump stations were locked to prevent anyone from tampering with the system. Maggie said she thought they were but would confirm. Rick Stevens mentioned that they would be developing a check list of controls that could be checked monthly to ensure the system was functioning properly. He also said that they would be looking into calibrating the meters as well. Joyce Hardy asked about the capital improvements covered in Maggie's report and if she could give an update on the projects proposed. Maggie briefly talked about the improvements included in her report highlighting the Zone 4 improvements, the fixing of a few of the air release valves and looking at some of the fire protection requirements for Zone 4. She stated that they had not been completed last year but are ready to be completed in 2026.
5. **District Manager's Report:**
 - a. **Fire Mitigation Efforts:** Rick Stevens began his report by asking Rick Ballentine, Fire Mitigation Consultant with Resilience Force, to speak to the board about a proposed program to incentivize owners in Brush Creek Valley to complete clearing of their properties and other fire mitigation work. He spoke about a recent project completed in the Aspen West End and outlined what they are hoping to do in another area in the valley. He stated that through this new program, Resilience Force is hoping to partner with an organization such as BCMD, Mike Uncapher's company Western Vegetation

Management and the Aspen Fire Department's free Chipper Day Program to do an initial 4-day clearing project. Rick B. also mentioned the Aspen Wildfire Foundation, a 501(c)3 organization established by the Aspen Fire Department, and The Wildfire Collaborative that are available do additional mitigation work. The board was supportive of the proposal and asked to get additional cost estimates and an assessment of areas of highest risk in the neighborhood. Glenn Loper stated that it would be important to get homeowners to partner financially in the program and suggested they pay half the cost involved if work was done on their property. He also thought that getting information in the local papers might raise more awareness than just sending out an email. It was agreed that more information would be gathered and presented at the next board meeting in March.

- b. Camera Monitoring:** Joyce Hardy asked about the status of the cameras installed at the trash enclosures. Rick gave a quick update regarding the recent trash fine that was issued. Cindy Herndon let the board know that she would be working with Austin Hope from Sopris AV to get one of the four cameras working and confirm that recordings are functioning properly.
- c. Other Updates:** There was a brief discussion about the use of goats to do weed mitigation that was suggested by a homeowner on Solar Way. After looking into it, Rick felt it wasn't a good option for BCMD to participate in. He mentioned that he was still looking into possibly raising the rates on the lower usage tiers. He said he had been approached by the property manager of another owner in the Aspen Ridge subdivision to start trash service and would be following up. Rick stated that he and Tom Newland with Newland Project Resources were continuing to monitor the Pitkin County Grow Advisory Group and would be presenting any information impacting Brush Creek Village as it becomes available.

7. Controller's Report:

- a. Individual Water Usage:** Cindy Herndon briefly reviewed the monthly Water and High-to-Low usage reports for January 2026. There were no questions or comments.
- b. Fund Balance:** Cindy presented the Fund Balance report noting that she is monitoring the balance in the General Operating account and noted that funds can be moved from the operating reserve account at any time if needed.
- c. Receivables:** Cindy briefly reviewed the current receivables stating that she had recently sent out reminder emails to those with outstanding balances. She mentioned that most people had reached out to say that payment was now on the way.
- d. Payables:** The payables for both the General and Water accounts were reviewed by Cindy.
Motion: Jerome Meister motioned, with a second from Glenn Loper, to pay bills as presented. All were in agreement.

9. Date of Next Meeting: The date of the next meeting has been set for Thursday, March 19, 2026 at 5:30 p.m. via Zoom.

10. Adjournment: The meeting was adjourned by Joyce Hardy at 7:06 p.m.