

NOTICE OF REGULAR MEETING

BLUE VALLEY METROPOLITAN DISTRICT

Meeting called to order at 7:00pm on Monday, July 9, 2018. Board members present: Buck McNichols, Mark Nelson, Tom Kellen, Mike Stoveken, and Jack Norton. Absent: None. Guests present: Todd Nelson, Kathy Walton, Ron Mahorney, Jan Poyser, Marian Shafer, Jeremy Hufford, Ken Novak, Robert Heid Jr., Flip Brumm, Henry & Jan Broadhurst, and Tyson Parrott.

Review and Approval of Minutes of Previous Meeting(s) Buck moved to approve minutes of previous meetings. Jack second. All in favor. Motion carried.

Public Address

- Kathy Walton – issues with atvs speeding by her house with multiple people on the atv. All the work done on the roads is being damaged by the atvs. She spoke with one parent and that one has stopped. Buck stated that the water board really cannot do anything about that and after speaking to the parents, she should contact the Grand County Sheriff's Office.
- Todd Nelson - going to need a water meter for his house. Matt Willits stated he will want a meter sized to the service line. Matt stated that owners would be responsible for the cost of the meter and remote. Todd stated that he bought property in 1999 and that he believes the District has always covered the cost. Buck will look at the Service Plan and consult legal counsel regarding the cost of the meter and remote.
- Todd Nelson - at what point he can get the water turned on. Matt stated that the meter inspection will be completed and heat must be on if necessary for protection of water line. If passes inspection, the water is turned on. At that point, Matt fills out an inspection sheet. That is when the water billing will begin. Once a water line inspection sheet and a meter inspection sheet are completed by Matt then a Certificate of Occupancy will be sent to Andrea to be signed. Todd suggests that it is allowed earlier and would allow the District to collect money during that time period. He stated that in prior years, it was allowed to be on when septic was installed.
- Todd Nelson - the Land Exchange should be added to the agenda for the October meeting.
- Todd Nelson - showed Mark Nelson a photo of the ditch work that was competed and is wanting rocks pulled out. He believes both sides of the ditch needed done. Buck stated the job was done and done to quality and there is no need to get into a debate over the work done over the last 10 plus years.
- Todd Nelson - was it appropriate to hire a board member to do the work. Buck stated that Maximum Services has done quality work for the District and has donated a lot to the community. The Conflict of Interest has been filed through general counsel.
- Jeremy Hufford - apparent that road work is being done to extend the life of the road. While he believes the work being done is deemed necessary, he believes that the expenditure of the culverts being passed onto the residents is not appropriate. He said the culvert at his property is in the easement and does not cross his property. He believes the original culverts were not paid for by the home owners and if so, he would like to see it in writing. He has no complaint regarding the quality of work done on the easement at his property. He is concerned that he did not receive prior notification. He believes per statute he is not required to pay for it and that for 8 ½ years he did not have a culvert and that sets a precedent.
- Jan Poyser - the culvert across the road from her property is only 12" and is not in compliance. She is concerned why she is being charged for the culvert. Buck stated that the District will not proceed with collecting the money for culverts from the residents that were billed until he can look into it further. He will notify Andrea with how to proceed.
- Ron Mahorney - the 2004 Service Plan states that it is not allowed to charge residents for the culverts.
- Brenda Kellen – asked if the mill levy covers road expenses. She believes that the water fees should be based on taxes to account for the cost. She believes a mill levy splits the cost evenly based on tax and valuations.
- Bob Heid - for the election there were questions about who the people were. He stated that the ARC was also trying to improve the neighborhood. He would like to see the two boards work together to communicate more effectively as both boards are working to improve the neighborhood. Buck stated that is on the agenda and that as some point, we are hoping to have the two boards join and could help by having a larger team to tackle the issues. Mike stated that he is working to help communicate more effectively. Bob would like to consider a future bond to build a small community center.
- Marian Shafer - she wants the dirt from the culvert project to be cleaned up. Buck stated that it will get leveled.

Water Operator

Buck introduced Matt to guests who may not know him.

- 560 GCR 101 – they have called for a meter. He has been unable to get ahold of them. They hooked up their service to the curb stop without an inspection. He would suggest that in lieu of digging it up, we could do a pressure test to confirm no leak. Mark agreed that a pressure test would be a good solution. Matt stated there is also a line installed to a garage. Mike asked if it wouldn't be prudent to have a look at it. Mark explained that the pressure test would expose any issues. A hydrostatic test needs to be completed at the owner's expense and direction and must be supervised by Matt. District to determine who pays for the initial meter on new construction.
- WSI sampled per CDPHE requirements for inorganics to include fluoride, SOC' and VOC's. Results were acceptable. WSI will sample for TTHM/HAA5 and lead and copper with homeowner assistance later this year. He will be contacting the 10 homeowners.
- Consumer Confidence Report- CCR was posted at the bulletin board and website for calendar year 2017. Only contaminants detected are reported on the CCR.
- Annual hydrant maintenance completed
- Matt stated the GSI work done to date is not to the point that is useful for him to use to complete valve exercise program. Buck stated we need to get an estimate of what the cost will be to get the map to a point that is usable for Matt to begin using. Henry said he will check into it in the morning and will let Buck know. Matt stated that valve turning will be postponed until he gets a usable map.
- WSI has installed a few water meters and had difficulties getting these new meters to display to the remote readouts. After conversations directly with the meter manufacturer WSI believes they now have the correct meters and remote readers to start replacing the broken meters already identified by the District.
- Well pump #2 is pulling ~63 amps and tripping the 60-amp fuse as it should. WSI had gotten a quote in 2016 to replace this pump for ~\$9000. The board has directed WSI to get additional quotes and then replace the pump now rather than waiting for the District to retain a new District Engineer.
- Discussion about allowing fishing access in lieu of monetary increase to WS's Operations Agreement. Board will look into changing by-laws to allow for this and get back to WSI next board meeting.

Architectural and Rules Committee – future of

Buck read the memo from Jim Collins in regards to the BVMD board becoming the governing body of the ARC. The board discussed multiple pros and cons of such. Bob Heid asked if they could get the memo to review and discuss then discuss with the BVMD board at the next work session and have it on the agenda for the next regular meeting.

Due Diligence – submitted

Buck explained that he and Andrea spoke with Balcomb and Green and have submitted the Due Diligence application.

Engineer RFP – deadline extended till July 31, Pre-Bid Meeting July 17

Buck stated that some firms that were interested have now stated they do not have time to submit anything prior to the deadline which required us to extend the deadline and host a pre-bid meeting on July 17 @ 3 pm. Buck stated that 2 firms are currently interested. Buck and Mark will definitely be present for the informational pre-bid meeting.

Project Status Update

Road Work – complete

Culverts - complete

Snow Plowing RFP to publish

Buck instructed Andrea to publish the same as last year with a deadline in time to be decided upon at the October meeting.

Unfinished Prior Business

Matt Willits Contract – In prior meeting, there was a discussion in regards to Matt's request to grant fishing access rather than Matt increasing his fees. Buck asked Todd if he has any historical knowledge of the fishing committee. The board discussed that it is a definite benefit to the District to be able to extend the privilege. Buck stated that we need to double check that we are allowed to make an amendment to the Fishing Regulations and add as an agenda item in the future.

Audit – Review, Approve & sign engagement letter

Board members reviewed Draft Audit and Buck signed engagement letter.

Secretary's Report

Current Balance(s) – Stand for Audit

- i. Paid Bills to Approve = Table to next meeting
- ii. GMB Savings = \$216,998.67
- iii. GMB Checking = \$43,179.73
- iv. CO Trust = \$26,548.12

Shut Off Water for 2 residents as non-compliant with collection letters

Andrea will check the payment drop. If no payment is received, Buck will go and speak with them this week and inform them they have until August 15. Buck will take a witness.

Certify Delinquent Accounts


None this year.

Buck adjourned the meeting at 9:26. Mike seconded. All in favor. Motion carried.

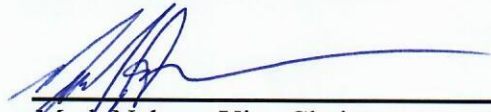
BLUE VALLEY METROPOLITAN DISTRICT




Andrea Buller, Secretary



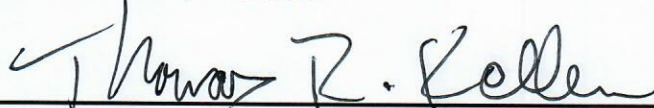
Buck McNichols, Chairman




Mark Nelson, Vice Chairman



Mike Stoveken, Treasurer



Tom Kellen



Jack Norton