

MINUTES OF REGULAR MEETING

BLUE VALLEY METROPOLITAN DISTRICT

Regular meeting called to order at 7:00 pm on Monday, April 10, 2023 following a work session that began at 6:30pm. The meeting was held at Blue Valley Sportsman Club with a live Zoom meeting feed. Board secretary Andrea Buller present via Zoom. Board members present: Buck McNichols, Brenda Kellen, and Mike Stoveken. Board present via Zoom: Jack Norton and Mark Nelson. Board absent: None. Guests present in person; Matt Willits, Todd Nelson, Dennis Cunningham, Susie Bergman, Ben McCormick, Jeff Powles, and Kathy Walton. Present via Zoom; Ron Walsh, Dave Sandlin, Michelle Oros, Tim Vermeer, and Tom Kellen.

Review and Approval of Minutes of Previous Meeting(s) – Brenda moved to approve the minutes from the January meeting. Mike seconded. All in favor. Motion carried.

Water Operator – Agenda as provided by Matt Willits:

- In March, WSI staff read the district water meters for the 1st quarter, 2023. WSI is working their way through the list of meters that don't register which is ~15 meters. As WSI staff and time become available we will try to make more repairs.
- Included with this agenda is the annual Hach Service Partnership Agreement Quote for \$3358.82. This Agreement has the manufacturer's representative on site up to 4 visits per year to maintain and calibrate the water quality instrumentation per manufacturer and CDPHE requirements. WSI continues to recommend entering into this Agreement.
- WSI will be completing the Annual Consumer Confidence Report prior to the June 30th deadline. The CCR will be posted at the community bulletin board and district website.
- WSI sampled for multiple contaminants in August 2022 per the district's CDPHE monitoring schedule. It is understood that the laboratory utilized for sampling reported all the results to CDPHE other than disinfection byproducts (DBP's). Because CDPHE did not receive the results by the deadline date the district is now in violation. This is a Tier 3 violation. WSI will be posting the required notification door to door.
- With national supply chain problems, the pre and final filter cartridges utilized at the district's water plant are taking longer to be delivered after ordering. WSI has moderately increased stock to assure we do not run out. We have now received the additional filter inventory.
- WSI preemptively had been unidirectional flushing the fire hydrant at 196 GCR 1012. This requires closing the mainline water valve in the intersection of GCR 1012/1016 prior to flushing the hydrant. We continued to see indication of the main freezing when a service line froze and set up a permanent bleeder on a fire to keep water moving 24/7 through the water main. Fortunately, the service line that froze thawed and the homeowner set up a bleeder in their home to prevent their service from freezing again. (Matt confirmed maximum flow has been reestablished.)

Matt stated that there are multiple homes that have chosen to upsize their service lines to 1". Typical protocol has the meter as the same size as the service lines. The homeowner will need to pay for the meter but the District will have to pay for the reader. Matt is concerned about the low-end flows not being read accurately and the cost to the District. Mark stated the 1" poly that is being used can be similar on the inside diameter as the poly is thicker than the copper. Mark stated the best thing to do is probably to neck it back down to the size of the meter the District uses and the District does not need to change the meter size. Matt agrees and stated he will communicate such with the homeowner.

Brenda had requested for Matt to address the email titled "Protect your Water System from Wildfire". Matt stated he will look into it and Andrea will include on the next agenda.

Todd Nelson stated he was contacted Mr. Przekota about the letter he received to move his meter reader. Andrea read the letter that was sent to him with clear information and instructions on how to respond. Buck stated he will reach out to him. Tim stated he believes Tomasz would like to move the meter himself but would appreciate making sure he knows where to put it. Buck stated he will reach out to him and let him know Matt will stop by and confirm where he should relocate the meter reader to.

River Committee – Minutes as presented by Ron Mentch if any- Andrea stated she received an email that Ron did not have anything to report and is resigning as the chair of the fishing committee. Ben McCormick asked if there is a need for a river committee and believes there are multiple people in the neighborhood that are very knowledgeable and he definitely would like to be involved. Buck stated that the River Committee never really picked up steam and was still

working to figure out what their goals and plans were. Buck stated that he thinks we need to set objectives and goals for the brand-new river committee and utilize the people in the community who have knowledge and a desire to be involved. He would welcome Ben taking the lead on it. Buck stated he thinks it is worthwhile and encourages them to continue working on organizing the committee and bringing their ideas to the District Board. Jeff Powles will serve as the board liaison once he is seated on the board. The board thanks Ron Mentch for his service.

Fishing Permits – The board has been looking into what access of BVMD property should be granted to the general public. Essentially, BVMD has been discussing with legal counsel after reviewing many different clubs and entities in the area with similar and believes BVMD is required to allow the general public to access any portion of the property that the owners are allowed to use. There is no publication requirement and public access permits would be on a first come, first serve basis. The stretch of river as well as the fish habitat need to be considered when determining how many people to allow access. Allowing the general public access to the infiltration gallery area is also a primary concern. Buck noted that this is a moving target with many options and anything decided can be changed during the year especially if value of the access or any other significant changes occur. Some examples of options to consider;

- Option 1 – The board can completely shut down all access. Buck doesn't believe this is an option that would be best for the neighborhood.
- Option 2 – Organize a plan to include an application with fees and membership limits to allow access. Currently, approximately 25 people per year have requested permits.
 - Allow a flat number of public permits and charge – example 10 permits that cost between \$4000 and \$10000 per year
 - Utilize the metric used by Game & Parks, i.e. 10x cost for in-state to out-of-state hunting license
- Option 3 – Turn portions of the property into a HOA which requires a 100% yes vote of the membership.

Buck will send options for the board to consider and get legal guidance then Andrea will add to the May special meeting agenda for board action.

Engineering Project Update – Buck stated he signed some documents 10 days ago and the process is still moving forward.

Spring Road Work / RFP published with deadline of May 1 – Mark suggested removing the stop sign installation line item and then publishing as is. Buck confirmed. Andrea published the RFP.

ARC – Jack has been working on getting some of this updated and is willing to continue to do such after his term on the board ends. Buck asked Jack to let the board know if there is ever anything that he needs assistance with as ultimately this falls upon the board now.

Public Address

- Kathy Walton – agenda item requested to discuss property storing equipment. Kathy is concerned there is property storing commercial grade equipment on a residential property and is unsure what she can do to get it removed. The board recommends speaking to her neighbor prior to calling the County for enforcement.
- Susie Bergman – with all the construction and roadwork, the snow melt now drains directly into her driveway. She would like it to be considered when the next roadwork is completed. Buck stated that as he and Mark work with the contractor, they will take a look at it. Mark stated that the last two winters have had a lot of run off and it is very flat in that area. Buck stated the District is trying to increase the road base to the correct level of 5 to 6 inches. As that continues, Susie will continue to see an increase in the pitch of the road which will cause increased run off. Susie asked if the District could consider changing the pitch of the road. Buck stated he and Susie have looked at it and discussed her driveway for a couple years and believes if she does ditch work and raises her driveway, it will significantly help.
- Todd Nelson – stated he believes there are other properties that need to install culverts that could help Susie's situation.
- Ben McCormick - is concerned about fish shocking and would like the river committee to be notified if any communication regarding such comes across to any board members.
- Todd Nelson – concerned about continued improvement of roads. Buck stated the board has been and is continuing to work on it and trying to do everything they can with the budget available.
- Jeff Powles – asked about the status of his ARC deposit refund.

Secretary's Report

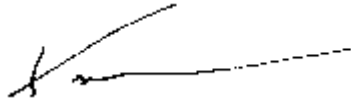
- **Election Canceled**- Special meeting to be held May 3, 2023 at which time the new board will be seated.
 - Four Self-Nomination forms received (Brenda Kellen to remain on board)
 - Buck McNichols – 4-year term
 - Mark Nelson – 4-year term
 - Tim Vermeer – 2-year term
 - Jeff Powles – 2-year term
- **Audit Exemption has begun** – Andrea received the completed audit exemption from David via email. Board reviewed. Buck moved to approve the audit exemption and allow Andrea to utilize digital signatures to sign for all board members. Brenda seconded. All in favor. Motion carried.
- **Current Balance(s) as of 3/31/23 – Stand for Audit**
 - UBBB Checking = \$ 152,986.97
 - UBBB Savings = \$ 88,340.08
 - COLO Trust = \$ 184,991.84
- **Paid Bills to Approve** – Buck moved to approve the paid bills as presented totaling \$42,571.34. Brenda seconded. Mark abstained. Remaining board in favor. Motion carried.
- **ARC Funds** -
 - Nonrefundable Funds to be used by ARC = \$8,029.46
 - Deposits held (could be refunded) = \$24,378.00

Buck moved to adjourn the meeting at 9:12 pm. Brenda seconded. All in favor. Meeting adjourned.

BLUE VALLEY METROPOLITAN DISTRICT

Andrea Buller

_____, Secretary



Buck McNichols, Chairman



Mark Nelson, Vice Chairman



Mike Stoveken, Treasurer



Brenda Kellen



Jack Norton