

MINUTES OF REGULAR MEETING

BLUE VALLEY METROPOLITAN DISTRICT

Regular meeting called to order at 7:00 pm on Monday, January 17, 2022 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, Jack Norton, Tom Kellen, and Mike Stoveken via Zoom. Board absent: Mark Nelson. Guests present in person; Matt Willits, Vinny Pestello, Justin Osborne, Ann Findley, Todd Nelson, Tim Vermeer, and Flip Brumm. Present via Zoom; Kathy Walton, Ken Novak, Ron Mentch, Susie Bergman, Brenda Kellen, and Brian Metzger.

Review and Approval of Minutes of Previous Meeting(s) – Buck moved to approve the December minutes. Tom seconded. All in favor. Motion carried.

Water Operator –

Agenda as provided by Matt Willits:

- WSI completed the district's routine fire hydrant maintenance program. Two fire hydrants will need additional maintenance and are not operable. WSI will schedule this maintenance as weather permits.
- As previously discussed at last board meeting CDPHE had contacted WSI to complete a Disinfection Outreach and Verification Effort (DOVE) study. This included a pre inspection conference call followed by an on-site visit. WSI accommodated CDPHE on both of their requests and provide them with historical district information. During the on-site inspect CDPHE also completed a Record of Approved Waterworks (RAW). This document incorporates all prior CDPHE construction approvals and confirms existing facility equipment and operation as of the date of the inspection.
- Fourth quarter water meter readings were completed by WSI and uploaded to the districts google drive. There were (7) meters that did not register water usage, down from (11) meters in the third quarter of 2021.

Additional discussion by board:

- Buck asked Andrea what the 2022 budget line item is for water meter project. Andrea stated \$29,000. Buck stated that it is important to move forward with this project. Buck stated he will follow up with the engineers also but would appreciate recommendations on what system to proceed with.
- Buck asked when the next tank inspections will be. Matt said he will have to confirm but believes will be coming up in next year or so.

ARC–

Agenda as provided by Todd Nelson:

- Approved construction refund for James Lenssen and Leonardo Rodriguez. Neil Brown \$50 deposit and \$50 fee.
- Putting together a booklet to assist in managing ARC with highlighted covenants that correlate to what ARC does and a new fee schedule.
- Clearing up definitions and forms
- Still needs letter from attorney stating the district can regulate the septic. Buck asked if he should look into cost. Todd stated the ARC has funds to cover it.

Additional discussion by board:

- Buck asked if the fees they are looking at changing are more in line with Grand County. Todd stated that the district is significantly below other areas. Buck stated that it is important to research fees at a comparable district. Todd stated his goal is to ensure ARC is financially self-sufficient.
- Kathy Walton asked what is going on at Ron Walsh's property. Todd stated he does need to fill in trenches, but the timing of his construction is up to the landowner.
- Kathy Walton asked about Tiffany Altmann's trench. Todd stated the landowner's idea is to place an infiltrator in his ditch and utilize river rock. Todd told them they needed to speak with Buck. Buck stated that the ditches in the neighborhood are in place for drainage. The ditch does not present a liability to traffic as people are responsible for keeping on the road between the ditches. Buck stated that if Jon is willing to improve it without compromising run off, that is something that could be considered. Buck stated that is not the only ditch in the neighborhood like that. Kathy stated it worries her since it is on a curve.
- Buck asked if anyone has expressed interest in being an ARC member. Todd stated there were a couple that had some interest, but no one came to the meeting tonight so assume interest was not serious.

- There was discussion regarding chickens and violations of covenants as well as water usage.
- Buck asked when they plan to have the updates ready for a vote. Buck stated that communication to and education of the ownership is key to success of covenants getting changed. Buck stated that if it is a possibility within the next year, we need to get started. There was further discussion regarding interest within the district for changing the covenants and what will be needed to successfully achieve such.

(Ann Findley left at 7:58 pm)

River Committee – Nothing to report per Ron Mentch.

Water Rate Increases -

- **Tap Fees – expected to remain at \$12000 for in District**

Buck stated that he wanted to be clear that the board does not intend to capitalize on the remaining properties within the district still needing to purchase a tap. The tap fees will remain unchanged at this time; \$12000 in district and \$24000 out of district.

- **Quarterly Water Fees**

Buck stated this topic has been under discussion for several years and is needed to move forward with the needs of the district. After hearing public comment and board discussion, Buck moved to increase the quarterly and overage water fees as recommended by Raftelis- upon completion of the water rate study- as follows; increasing the base quarterly rate to \$212.00 and the overage fee to \$15.90 per 1,000 gallons over 30,000 in a quarter. The base rate will be effective April 1, 2022 and will be reflected in the March 2022 invoice. The overage fee will be effective the day following the March reading and will be reflected on the June 2022 billing. The annual 6% increase will be considered by the board each year in the regular December meeting, following proper notice. Jack seconded. All in favor. Motion carried. Andrea will post the billing breakdown as emailed to the board for residents on the website to help alleviate any confusion.

Engineering Project Update – Buck stated engineers and water attorneys are involved. With the holidays, not much has been accomplished since Dec. 13 but expects more progress within the next 30 to 45 days.

Spring Road Work Planning –

Mark sent an email prior to the meeting with recommendation that we stick with a similar plan for the spring roadwork as last year with the inclusion of including the signage that has been discussed. Buck stated that there is a lot more needing to be done with the roads but the District is moving in the right direction. The board reviewed the 2021 RFP and discussed adding 5 standard sized stop signs, posts, and installation of such at location deemed necessary by district. Andrea will publish in April for consideration at a special meeting to be held in the beginning of May.

(Tim Vermeer left at 8:15 pm)

Public Address –

- Todd Nelson – on behalf of someone else
- Todd Nelson – comment on plowing – thought the first time was poor and not up to Mark’s usual standards but is thankful there is someone to do the plowing. He is concerned about fire fighters being able to find and access fire hydrants.
- Todd Nelson- believes there are at least 5 stop signs needing installed. He believes 1014 & 1018 is a priority. Buck stated that is being placed in RFP.
- Todd Nelson – asked if Susie is still picking up checks. He had a resident contact him about getting a late fee. Buck stated that any concerns need to be directed to Andrea at bluevalleyacres@gmail.com.
- Kathy Walton – asked about where the mailboxes might be moved to. Buck stated there has been discussions but no current plan to move mailboxes.

Secretary’s Report

- **Approve Budget Message** - Andrea presented a draft Budget Message to the board. Buck read the message and the board discussed. Buck moved to approve the Budget Message. Tom seconded. All in favor. Motion carried. Andrea will file accordingly.
- **Certify 2022 Budget** - Andrea presented the Certification of 2022 Budget to the board. Buck read the certification and the board discussed. Buck moved to approve the Certification of 2022 Budget. Jack seconded. All in favor. Motion carried. Andrea will file accordingly.

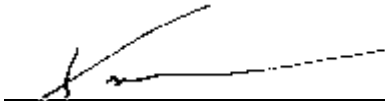
- **Resolution Designating Posting Location** - Andrea presented Resolution No. 2022-01 Designating Location to Post Notice to the board. Buck read the resolution and the board discussed. Buck moved to approve Resolution No 2022-01 Resolution Designating Location to Post Notice. Tom seconded. All in favor. Motion carried. Andrea will file accordingly.
- **Current Balance(s) as of 12/31/21 – Stand for Audit**
 - **GMB Checking = \$136,958.47**
 - **GMB Savings = \$70,979.26**
 - **Transfer made to bring this balance to budgeted deficit of \$80987.55**
 - **COLO Trust = \$179,708.53**
 - **Paid Bills to Approve = \$15,649.14** - Andrea presented the paid bills to be approved. The board reviewed. Buck moved to approve the paid bills as presented totaling \$15649.14. Tom seconded. All in favor. Motion carried.
 - **ARC Funds (need confirmation of split for Lot 1 / Block 8 deposit received 1/7/22)**
 - **Nonrefundable Funds to be used by ARC = \$12,541.46**
 - **Deposits held (could be refunded) = \$23,558.50 -**
 - **Transparency Notice filed**

Buck moved to adjourn meeting at 8:34pm. Tom seconded. All in favor. Motion carried. Next regular meeting is scheduled for Monday, April 11.

BLUE VALLEY METROPOLITAN DISTRICT

Andrea Buller

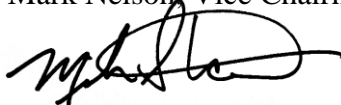
_____, Secretary



 Buck McNichols, Chairman



 Mark Nelson, Vice Chairman



 Mike Stoveken, Treasurer

Thomas R. Kellen

 Tom Kellen



 Jack Norton