

CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
8390 E. CRESCENT PKWY., STE. 300
GREENWOOD VILLAGE, CO 80111
Phone: 303-779-5710 Fax: 303-779-0348
www.BMRmd.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, March 1, 2022
TIME: 6:30 p.m.
PLACE: Lowell Ranch
2330 S. I-25, East Frontage Road
Castle Rock, CO 80104

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Russell Grant	President	May 2022
Calvin Bills	Vice President	May 2023
Frank Strand	Secretary/Treasurer	May 2023
Stephen Vrabel	Assistant Secretary/Treasurer	May 2022
Edward Ammon	Assistant Secretary/Treasurer	May 2022

I. CALL TO ORDER

**II. DECLARATION OF QUORUM / DIRECTOR QUALIFICATIONS /
DISCLOSURE OF CONFLICTS/ INSTRUCTIONS FOR VIDEO
CONFERENCE**

- A. Present disclosures of potential conflicts of interest
- B. Confirm quorum and location of meeting

III. APPROVAL OF AGENDA

IV. COMMUNITY COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

V. APM MONTHLY REPORT – John McKillip, Jr.

VI. MANAGER’S REPORT / ADMINISTRATIVE MATTERS

- a. Review and Consider Approval of the Minutes of the February 1, 2022 Special Meeting (enclosure)
- b. Review and Consider acceptance of the Bill.com claims report for February 2022 Totaling \$50,752.63 including BMR Water Usage Totaling \$110.00 (enclosed)
- c. Review and Accept Cash Position Schedule as of March 2022 (to be distributed)

VII. DIRECTOR DISCUSSION – ACTION

- a. BMR Fire Mitigation Project – Directors Ammon
- b. BMR Entrance Logs Replacement – Director Vlabel (enclosed)
- c. Update on Election Scheduled for May 3, 2022 - Director Grant

VIII. ATTORNEY ITEMS

- a. Other

IX. ADJOURNMENT

Next Meeting: April 5, 2022 at 6:30 p.m.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN
DISTRICT (THE “DISTRICT”)
HELD
FEBRUARY 1, 2021

A special meeting of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, February 1, 2021, at 6:30 p.m. via Microsoft TEAMS.

ATTENDANCE

Directors In Attendance Were:

Russell Grant, President
Calvin Bills, Vice President
Frank Strand; Secretary/Treasurer
Steve Vrabel; Assistant Secretary/Treasurer
Edward Ammon; Assistant Secretary/Treasurer

Also, In Attendance Were:

Josh Miller & Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins, Cockrel & Cole PC
Georgia Harland; Simmons & Wheeler, P.C.
Ann Molner; 4219 Serenade Road
Cathy Mysliwicz; 4275 Bell Mountain Drive
Dan Decker; 529 Summer Mist Circle
Chris & Sandra Sheets; 4622 High Spring Road
Jay Smith; 3191 Glade Gulch Circle
Joe Castillo; 674 Summer Mist Circle
Ms. Katrina; member of the public

I. CALL TO ORDER

Director Grant called the meeting to order at 7:08 p.m.

II. DECLARATION OF QUORUM/ DIRECTOR QUALIFICATIONS/ POTENTIAL CONFLICTS OF INTEREST

Potential Conflicts of Interest: All Directors previously filed Potential Conflict of Interest Disclosure Statements with the Board and the Secretary of State. Such disclosures were filed because: (i) each Director is a Director of the BMR Metropolitan District (“BMRMD”); and (ii) the functions of each District overlap at times, and there are now and may be in the future intergovernmental agreements between the two Districts. All Potential Conflict of Interest Disclosures whether filed for this meeting or previously filed are deemed continuing in nature and are incorporated into the record of this meeting.

Confirm Quorum and Location of Meeting: All Directors stated that the

RECORD OF PROCEEDINGS

participation of at least three (3) Board members in the meeting was necessary to obtain a quorum of the Board or otherwise enable the Board to act. The Board confirmed a quorum and the location of the meeting.

Instructions for video conference – Nic Carlson: Mr. Carlson provided instructions to the Board and public.

III. APPROVAL OF AGENDA

The Board requested to add Item VII-H to discuss Administrative replat of 4131 Bell Mountain Drive, Item VII-I to discuss Auto accident, and item VII-J to discuss Culvert drainage clean out. Upon a motion duly made by Director Ammon, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the Agenda as amended.

IV. COMMUNITY COMMENTS

Public Comment: Ms. Sheets inquired about the community input on the entrance logs, and about the gamble oak clearing in the open spaces. Director Grant pointed out that both of these items are on the meeting agenda and would be discussed later in the meeting.

Mr. Castillo inquired about the community input on the entrance logs as well. Director Vrabel explained that the community input from the Survey Monkey survey currently underway will be taken into consideration, but the ultimate decision will be the Board's.

V. APM PROJECT STATUS REPORT

Ms. Katrina inquired about the road damage on Glade Gulch. Director Grant explained that the cold joints that cause the "bumps" on Glade Gulch Road are the result of the way the road pavement was originally constructed and do not constitute "road damage" per se. As budget permits, there are plans to repave the cold joints and thus, remove the "bumps".

Mr. Smith asked if there were any plans to repair "dips" in BMR pavements that are at several places (e.g. Medallion Road). Director Grant stated that the Board is aware that the dips do exist at several locations and they will be repaired as budget permits.

This item was not discussed.

VI. MANAGER'S REPORT/ ADMINISTRATIVE MATTERS

A. Review and Consider Approval of the Minutes of January 4, 2022 Regular Meeting:

Following review, upon a motion duly made by Director Vrabel, seconded by Director Bills and, upon vote, unanimously carried, the Board approved the January 4, 2022 Regular Meeting Minutes as presented.

B. Review and Consider Acceptance of final 2021 Bill.com claims Totaling \$11,513.75 for January 2022 and Bill.com Claims Totaling \$22,122.58 for December 2021, Including BMR Water Usage Totaling

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\$110.00: Director Grant and Ms. Harland reviewed the Bill.com claims with the Board. Following review, upon a motion duly made by Director Vrael, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the January 2022 Bill.com claims totaling \$11,513.75 and the December 2021 Bill.com claims totaling \$22,122.58 including the BMR water usage totaling \$110.00 as presented.

C. Review and Accept December 31, 2021 Financial Statements: Ms. Harland reviewed the December 31, 2021 Financial Statements with the Board. Following review, upon a motion duly made by Director Vrael, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the December 31, 2021 Financial Statements.

D. Review and Accept Cash Position Schedule as of February 2022: Ms. Harland reviewed the February 2022 Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Vrael, seconded by Director Bills and, upon vote, unanimously carried, the Board accepted the February 2022 Cash Position Schedule as presented.

VII. DIRECTOR ITEMS

A. Metro District Materials Management/Laydown Yard Location Options - Director Bills: Director Bills provided an update to the Board stating that he will provide the option for locations to the Board at the March meeting.

B. Rules & Regulations Update Plan - Director Bills: Director Bills provided an update to the Board stating that he has begun working on the definitions portion and will continue to keep the Board apprised of his progress.

C. BMR Fire Mitigation Project – Directors Bills & Ammon: Directors Bills and Ammon provided an update to the Board noting that the drawings will be delivered to the District tomorrow, weather permitting. They stated that CBMR continues to work with Douglas County and the Forest Service on the potential 2022 work.

D. BMR Entrance Logs Replacement – Director Vrael: Director Vrael provided an update on the project status. A survey was released to the Community via Survey Monkey on February 18th to solicit input regarding four options being considered for replacing the logs. The four options were illustrated in the survey documentation. The survey will end at 5:00 p.m. on February 18, 2022. The Community feedback will be considered by the Board in making a decision on which option to move forward with. The results of the survey will be shared with the Community.

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E. Update and Discussion of Erosion Mitigation Letters: Director Bills informed the Board there is no new updates since last month. He will assume the role of writing letters and coordinate with CLA for mailing.

F. Possible “C” Zone Violation at 1370 Glade Gulch Road - Director Bills: This item was reviewed under item E, and a letter has been mailed out to the resident.

G. BMR Perimeter Fence Issues – Directors Grant & Bills: Director Grant provided an update to the Board. A portion of the existing barbed wire fence was removed during survey work done for the new development called The Ridge, being constructed at the northeast corner of Bell Mountain Ranch. The Builder, Toll Brothers, has promised to repair the fence. He also noted that The Ridge (a.k.a. Ridge Estates) does not plan to install any additional fencing beyond the existing barbed wire fence.

H. Discussion on Administrative Replat of 4131 Bell Mountain Drive: Director Grant shared a draft plan of the new property owner’s proposed replat. In summary, the new owner wants to return the delineation of the platted “C” zone to what was originally reflected on BMR Filing 1B (1998) for Lot 180. In 2001, there was a replat done that increased the size of the “C” zone and realigned some of the zone lines that resulted in an increased size of the “C” zone. The Board agreed to support the owner’s replat request when it is submitted to Douglas County.

I. Discussion on Auto Accident: Director Strand updated the Board regarding repairs needed on a guardrail located on Glade Gulch Road near the intersection with Riva Rose Circle. The guardrail was damaged by a car that skidded on snow and hit the guardrail. Following discussion, the Board decided to have the guardrail repaired and pursue reimbursement from the car owner or owner’s insurance company.

J. Discussion on Culvert Drainage Cleaning: Director Strand provided an update stating that there are culverts at 38 locates that still need to be cleared of debris. The estimated cost of this work is approximately \$12,000. Following discussion, upon a motion duly made by Director Bills, seconded by Director Vrabel and, upon vote, unanimously carried, the Board approved a Not to Exceed amount of \$15,000 to clean culverts.

K. Procedure for the March Metro Board Meeting: Following discussion on how the March Board meeting should be conducted, it was decided that the March meeting would be conducted in person at Lowell Ranch and that the Douglas County recommendations/restrictions in force at that time regarding COVID-19 restrictions would be followed.

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VIII. ATTORNEY MATTERS

A. Other: None.

IX. ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Secretary for the Meeting

Unpaid Bills

[DOWNLOAD](#) [BACK](#)

VENDOR	INVOICE #	DATE	DUE DATE	AGING	APPROVAL STATUS	PAYMENT STATUS	OPEN BALANCE
Adossier INC	20220207016	02/07/22	02/22/22	1	Assigned	Unpaid	1865.00
Advanced Property Maintenance, Inc	38650	01/24/22	02/22/22	1	Assigned	Unpaid	475.00
Advanced Property Maintenance, Inc	38669	01/27/22	02/22/22	1	Assigned	Unpaid	2230.00
Advanced Property Maintenance, Inc	38691	02/04/22	02/22/22	1	Assigned	Unpaid	1385.00
Advanced Property Maintenance, Inc	38719	02/11/22	02/22/22	1	Assigned	Unpaid	2127.50
Advanced Property Maintenance, Inc	38733	02/19/22	02/22/22	1	Assigned	Unpaid	300.00
Advanced Property Maintenance, Inc	38731	02/19/22	02/22/22	1	Assigned	Unpaid	280.00
Advanced Property Maintenance, Inc	38732	02/19/22	02/22/22	1	Assigned	Unpaid	1497.50
Advanced Property Maintenance, Inc	38730	02/19/22	02/22/22	1	Assigned	Unpaid	1497.50
BMR MD	35407 1.31.22	01/26/22	02/22/22	1	Assigned	Unpaid	55.00
BMR MD	35408 1.31.22	01/26/22	02/22/22	1	Assigned	Unpaid	55.00
CliftonLarsonAllen, LLP	3143875	02/08/22	02/22/22	1	Assigned	Unpaid	4003.82
Collins Cole Flynn Winn & Ulmer, PLLC	02-07-2022	02/07/22	02/22/22	1	Assigned	Unpaid	3476.00
Core Electric Cooperative	21897701 1.14.22	01/14/22	02/22/22	1	Assigned	Unpaid	90.71
Core Electric Cooperative	24034901 1.14.22	01/14/22	02/22/22	1	Assigned	Unpaid	22.10
Recreation Plus Ltd.	20786-2	02/10/22	02/22/22	1	Assigned	Unpaid	29762.00
Simmons & Wheeler, PC	32471	01/31/22	02/22/22	1	Assigned	Unpaid	1630.50

VENDOR	INVOICE #	DATE	DUE DATE	AGING	APPROVAL STATUS	PAYMENT STATUS	OPEN BALANCE
Grand Total							50,752.63

MEMORANDUM

From: Consolidated Bell Mountain Ranch Metropolitan District (Metro District)

To: Bell Mountain Ranch Homeowners

**Re: Replacement of Logs Over Entry/ Exit Lanes at BMR Front Gate
Request for Homeowner Input**

Date: January 15, 2022

Dear BMR Homeowners,

The logs over the entry/ exit lanes at the BMR front gate need replacement. The Metro District has developed a plan for replacement and would like Community input/ comments regarding the plan. We have prepared concept drawings that are included in the survey link at the end of this correspondence. We would very much like your participation in this survey.

Background

To briefly recap the history of this project, late last year visible deterioration was noticed on the logs spanning the BMR entrance and exit. A certified arborist with extensive experience on Bell Mountain Ranch, Brett LeMaire, was hired to examine and assess the condition of the existing logs. In February 2021, high reach equipment was used to closely examine and take core samples of the logs. Dry rot was found extending to the center of the logs and there is severe checking on the top of the logs. Although there is no imminent danger of the logs collapsing, the arborist recommended that we replace the logs as soon as possible. As a matter of safety for the Community, the Metro District initiated a project to replace the logs. In March 2021, Director Vrabel started searching for a firm to replace the existing logs in kind. Initial estimates to replace the logs were \$47k - \$60k. The logs are 30" in diameter, 48' long and originally cost about \$6,500 each in 2006 imported from Canada. It proved difficult to find a contractor willing to do the work, since the original construction drawings are not available, wood is at a premium and contractors capable of doing the work are scarce. In addition, we will need to have new structural drawings prepared, which will include disassembling the tops of the existing support columns and reconstruction. Since the existing logs had been weather treated at least twice in the past 15 years, yet still deteriorated, in May 2021 we began considering alternative materials that would have a longer life cycle, such as glulam beams or steel. Glulam beams were ruled out due to the harsh radiant environmental effects on wood. In July we decided to consider using steel, which would provide a permanent solution that would never require future replacement. In August we hired a consulting firm to provide preliminary designs using corten steel, which turns brown when weathered and needs no continuing maintenance. We now have architectural renderings using corten steel that are included in the survey link included at the end of this memorandum. Even though using steel will probably initially cost over \$100,000, the 50-year lifecycle cost favors using steel, when compared to the continuing cost of maintenance and

periodic replacement of wood. The project to replace the logs is currently included in the Metro District 2022 Budget.

Options Included in Survey

Option #1: Single Curve Beam Truss. Budget estimate: \$115k - \$125k

Option #2: 3 Horizontal Tubes (6"x6") with BMR horse emblem. Budget est \$107k - \$120k

Option #3: Remove logs without replacement. Cut existing logs spanning the roadways, leaving two to three feet overhangs at each column. Some continuing maintenance would be required to keep the wood sealed, this cost is not included in the budget. Budget estimate: \$20k - \$25k

Option #4: Remove logs completely without replacement. Repair stone on support columns. Have to remove the entire stone caps at all columns, install new studs and particle board. Budget estimate: \$40k - \$47k

Homeowner Action

Please access the Survey Monkey link as instructed by Diversified Management Group

Sincerely,

Consolidated BMR Metro District
Stephen Vrael, Director
Project Manager for Metro District
email: svrael511@gmail.com







