

**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.BMRmetro.org**

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, June 4, 2024
TIME: 6:00 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 2025
Steve Vrabel	Vice President	May 2025
Jay Smith	Secretary	May 2027
Jeanne Dassel	Treasurer	May 2025
John Booth	Assistant Secretary/Treasurer	May 2025

- I. CALL TO ORDER**
- II. DECLARATION OF QUORUM / DIRECTOR QUALIFICATIONS / DISCLOSURE OF CONFLICTS**
 - 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 May 7, 2024 Special Meeting (enclosure).

VII. FINANCIAL MATTERS

- A. Review and Consider acceptance of the Bill.com claims report for May 2024 Totaling \$62,300.25 including water fund costs (enclosure).
- B. Review and Accept April 30, 2024 Unaudited Financial Statements (to be distributed).
- C. Review and Accept Cash Position Schedule as of June 2024 (to be distributed).

VIII. DIRECTOR DISCUSSION – ACTION

- A. Continuing Maintenance of Fire Mitigation Project Area – Director Booth
- B. Update on BMR-TCR Water Main Connector - Director Grant
- C. Review and Consider Homeowner C Zone Request Form from Jeff Wedgewood at 1520 King Mick Court and Mike Mysliwiec, 4275 Bell Mountain Drive (enclosures).
- D. Status of Easement for Loop Road Encroachment on Private Property – Director Grant
- E. Update on Acquisition of the Electronic BMR Trail Application – Director Booth
- F. Consider Request for 378 Medallion Road Driveway Modification/Possible Expansion of Form for Requests by Residents for Metro District Approval – Director Booth
- G. Develop Policy on Resident Mowing their POSPE (C-Zone) and Update Metro Rules – Director Booth
- H. Update on Planning for Drainage Ditch and Homeowner Slope Restorations – Director Smith
- I. Equestrian Trail Maintenance Discussion – Director Grant/Calvin Bills
- J. Update on Agreement with BMR Equestrian Center – Director Dassel
- K. Major Pavement Repairs Planning – Director Grant
- L. Other Director Matters

IX. ATTORNEY MATTERS

- A. Executive Session Pursuant to Section 24-6-402(4)(b) and (e) C.R.S.. to obtain legal advice and develop negotiating strategies with respect to the BMR Equestrian Center proposed agreement.

X. OTHER BUSINESS

A. Confirm Quorum for July 2, 2024 Regular Board Meeting.

XI. ADJOURNMENT

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
THE CONSOLIDATED BELL MOUNTAIN RANCH
METROPOLITAN DISTRICT
(THE "DISTRICT")

HELD
MAY 7, 2024

A regular meeting of the Board of Directors ("Board") of the Consolidated Bell Mountain Ranch Metropolitan District ("Metro District") was convened on Tuesday, May 7, 2024 at 6:00 p.m. at Lowell Ranch, 2330 S. I-25, East Frontage Road, Castle Rock, CO 80104.

ATTENDANCE

Directors In Attendance Were:

Russell Grant, President
Steve Vrabel, Vice President
Jeanne Dassel, Treasurer
Jay Smith, Secretary

John Booth, Assistant Secretary/Treasurer was absent and excused.

Also, In Attendance Were:

Korben Heim; CliftonLarsonAllen LLP
Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC
John McKillip; APM
Mike Mysliwicz; 4275 Bell Mountain Drive
Calvin Bills; 180 Starburst Circle
Gwen Kalvelage; 3983 Bell Mountain Drive
Larry Lomison; 501 Chandelle Road
Molly Rowells; 1253 Rosewind Circle
Kip Kochevar; 3478 Medallion Road

I. CALL TO ORDER Director Grant called the meeting to order at 6:03 p.m.

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

Disclosure of Conflicts: Upon polling, no Conflict-of-Interest Disclosure was required from any of the Directors.

Quorum and Location of Meeting: A quorum and location of meeting was confirmed. Upon a motion duly made by Director Dassel, seconded by Director Vrabel and, upon vote, unanimously carried, the Board excused the absence of Director Booth.

RECORD OF PROCEEDINGS

III. APPROVAL OF AGENDA

Upon a motion duly made by Director Smith, seconded by Director Vrabel and, upon vote, unanimously carried, the Board approved the Agenda, as amended with the addition of Loop Road Relocation to Executive Session.

IV. COMMUNITY COMMENTS

Ms. Kalvelage inquired about the water meter replacement program and how long the Castle Rock Water information sign would be in place at the BMR entrance. It was noted that the BMR water system is now owned and operated by the Town of Castle Rock. The best place to get this question answered is by calling the Castle Rock Water hotline.

V. APM MONTHLY REPORT

Mr. McKillip provided his report to the Board noting that the ditch repairs are in progress at multiple locations on BMR and that the homeowner hillside restoration projects should be starting in the next two weeks. He stated the first three of 14 identified projects have been confirmed to start.

It was brought to the Metro District's attention that that beavers have built a dam from wood debris that is now restricting the water flow of East Plum Creek at the Metro District's bridge where the horse trail crosses E Plum Creek. APM was requested to remove the debris to restore unobstructed water flow.

VI. MANAGERS REPORT/ ADMINISTRATIVE MATTERS

A. Review and Consider Approval of the Minutes of April 11, 2024 Special Meeting: Upon a motion duly made by Director Vrabel, seconded by Director Dassel carried, the Board approved the April 11, 2024 Special Meeting Minutes, as presented.

VII. FINANCIAL MATTERS

A. Review and Consider Approval of Claims Report/Check Register for April 2024 Totaling \$58,432.44 Including Water Fund Costs: The Board ensued in discussion regarding water fees. Director Grant explained that although the irrigation systems are currently out of service and there is no water consumption, the fixed fees for the accounts still need to be paid monthly. Following review and discussion, upon a motion duly made by Director Dassel, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the claims report/check register dated April 2024 totaling \$58,432.44, as presented.

B. Review and Accept Cash Position Schedule as of May 2024: Director Grant reviewed the May 2024 Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Vrabel, seconded by Director Dassel and, upon vote, unanimously carried, the Board accepted the Cash Position Schedule as of May 2024, as presented.

VIII. DIRECTOR DISCUSSION-

A. Continuing Maintenance on Fire Mitigation Project Area -Director Booth: Per Director Booth's pre-meeting status email, regarding

RECORD OF PROCEEDINGS

ACTION

homeowner initiated fire mitigation projects, he has collected multiple documents that he will use as a basis for formulating a set of instructions for homeowners regarding follow up treatment needed for masticated areas. There will be a need for weed control/ management and reseeding of the masticated areas. This has already been addressed with Chris & Sandy Sheets regarding their fire mitigation project at 4622 High Spring Road.

Regarding follow up treatment of the area included in the Metro District's completed fire mitigation project, APM was requested to area seed any areas showing bare dirt or a thin cover of masticated mulch.

B. Update on Fire Mitigation Project– Director Grant: Director Grant reported that not all the grant money has been received yet from the State and Douglas County. He will follow up on the status of the funds distribution.

C. Update on BMR-TCR Water Main Connector -Director Grant: Director Grant stated that the State approval to activate the new water line connector is still outstanding. In addition, the private driveway that extends from the Cactus Rose Circle cul-de-sac to the access road leading to the water storage tanks still needs to be replaced.

D. Update on Relocation of Loop Road next to Community Park – Director Grant: Director Grant reported that he made an offer to the Owners of Lot 56 (3510 Winterhawk Circle) to establish a 10' wide strip of land on the south border of the Community Park as a perpetual easement for exclusive use by the Metro District. The Owners returned a counter-offer to the terms of the Metro District offer. After discussion and advice received in Executive Session, the Board agreed to revise the terms of the Metro District's offer to the Owners. Director Grant will present the revised terms of the Metro District's offer to the Owners.

E. Update on Acquisition of the Electronic BMR Trail Application – Director Booth: In an email provided to Director Grant, Director Booth stated that Sean Molloy has transferred the app ownership listed in the Google and Apple Stores to the Metro District and all is good.

F. Request for 3478 Medallion Road Driveway Modification/Possible Expansion of Form for Requests by Residents for Metro District Approval – Director Booth: Mr. Kochevar told the Board his concerns and the need to widen the entrance to his driveway. He explained that he has received a contractor bid to remove the existing culvert, install a longer culvert and repave over the new culvert. The widened driveway entrance will include a small paved pad for the Owner's trash totes.

RECORD OF PROCEEDINGS

Director Booth is modifying the Metro District's "C Zone" Request form to include approval of work located in the Metro District's road right-of-way (ROW) and in Metro District owned Open Space. When finished, he will send the form to Mr. Kochevar to complete for approval of his proposed project.

The Board agreed in concept with the Owner's proposal. After receipt of the Metro District's revised work approval form, the Board will act on the Owner's request.

G. Develop Policy on Residents Mowing their POSPE (C-Zone) and Update Metro Rules – Director Booth: In an email sent to Director Grant, Director Booth stated that he has requested information from the CSU Forestry extension office and should have a draft mowing policy regarding this issue prepared the week of 12 May.

H. Update on Planning for Drainage Ditch and Homeowner Slope Restorations – Director Smith: Director Smith reported that repairs on five sections of drainage ditches have been completed. Several more drainage ditch repairs are being quoted, mostly along the upper stretches of Glade Gulch Road. In addition, letter agreements are being prepared for three homeowners who have agreed to work with the Metro District to remediate eroding hillsides.

Regarding the claim that the Metro District filed with Douglas County for damages caused on Riva Rose Circle due to drainage from the County owned Tract at the end of the cul-de-sac, there has been no response from the County. Director Dassel stated she would try to contact County Commissioner Teal regarding the matter.

I. Equestrian Trail Maintenance Discussion – Director Grant/Calvin Bills: Mr. Bills provided a memorandum to the Board detailing his observations on a trail review of several horse trails he conducted on 23 April 2024 with John McKillip. He noted that the Sky View Trail has been mowed by an unknown party. It has been cut so short that the root structure could potentially be killed. Similarly, there are several areas in "C" zones on BMR that have been cut too short by homeowners. This practice kills the native grasses and allows foreign vegetation and weeds to take over the area.

Mr. Bills also reported that several locations within the area of the recently completed fire mitigation project have thin mulch and bare dirt.

RECORD OF PROCEEDINGS

In addition, Mr. Bills noted that the ground where the new water line main is buried is poorly graded and seeded. He recommended that these areas be reseeded and covered with straw. It was noted that the Town of Castle Rock (TCR) is responsible for grading and reseeding along pipeline route, and once the project is completed, the Metro District will have a final walkthrough with TCR.

Mr. Bills stated that he has talked to Director Booth about the possibility of adding a layer to the BMR Trails App to indicate the location of trail signs to facilitate maintenance of the signage. While this is technically feasibility, the cost of such an endeavor is not known.

Mr. Bills indicated he is comparing pricing from vendors for new metal trail signs with two facings and the addition of pets on a leash image.

Mr. Bills stated he has located four (4) eroded areas on the trails he inspected and working with John McKillip, will provide estimated costs for the erosion repairs, hopefully within two months. Only six trails have been inspected so far.

J. Update on Agreement with BMR Equestrian Center – Director

Dassel: Attorney Flynn is trying to set up a meeting with the Equestrian Center principals to discuss details for a proposed new license agreement with the BMR Equestrian Center. This topic was discussed in Executive Session.

K. Pavement Repairs by Ferguson & Sons Paving – Director Vrabel:

Director Vrabel informed the Board that Ferguson did a very good job, and all repairs are completed on Glade Gulch, Old Gate, and one patch on Bell Mountain Ranch.

L. Major Pavement Repairs Planning – Director Grant:

Director Grant discussed proceeding with a project on Glade Gulch Road between Nightwind Circle to Bell Mountain Drive regarding repairing cold joints and chip sealing that portion of the road. Repairing and replacing a section of pavement about 30' long around three water valves and a pressure reducing valve would also be included.

The Board engaged in a discussion of the 2024 Budget and determined that it appears there will be enough money to cover most chip-seal, crack sealing and the repairs on Glade Gulch Rd for this year.

M. Other Director Matters: None.

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IX. ATTORNEY MATTERS

A. Resolution No. 2024-5-1, Designating a Website Accessibility Officer and Adopting a Website Accessibility Policy: Mr. Flynn reviewed the resolution with the Board. Following review, upon a motion duly made by Director Dassel, seconded by Director Smith and, upon vote, unanimously carried, the Board adopted the Resolution Adopting a Website Accessibility Policy.

B. Executive Session Pursuant to Section 24-6-402(4) (b) C.R.S. for purpose of obtaining legal advice from counsel regarding a proposed agreement between the CBMRMD and the Bell Mountain Ranch Equestrian Center: Upon a motion duly made by Director Dassel, seconded by Director Smith and, upon vote, unanimously carried, the Board entered into Executive Session at 7:44 p.m.

Upon a motion duly made by Director Dassel, seconded by Director Smith and, upon vote, unanimously carried, the Board adjourned out of Executive Session at 8:31 p.m.

Upon a motion duly made by Director Vrabel, seconded by Director Smith and, upon vote, unanimously carried, the Board authorized Director Grant to continue negotiations on the loop road easement as discussed in Executive Session.

X. OTHER

A. Confirm Quorum for June 4, 2024 Board Meeting: The Board confirmed that a quorum should be available for the June 4, 2024 Board meeting.

XI. ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Dassel, seconded by Director Grant and, upon vote, unanimously carried, the Board adjourned the meeting at 8:33 p.m.

Respectfully submitted,

Secretary for the Meeting

XII. ATTORNEY'S STATEMENT

Pursuant to Section 24-6-402(2)(d.5) II (B), C.R.S., I, Timothy J. Flynn, attest that I am the attorney for the Consolidated Bell Mountain Ranch Metropolitan District and that I was present at the time the Board convened an Executive Session on Tuesday, May 7, 2024 at approximately 7:44 p.m. for the purpose of obtaining advice from legal counsel regarding a proposed agreement between the CBMRMD and the Bell Mountain Ranch Equestrian Center and for obtaining advice regarding the offer made by the Owners of Lot 56, BMR Subdivision 1-A for the Metro District to obtain

RECORD OF PROCEEDINGS

an easement for use of a portion of their property. The Board did not adopt any policy, rule, regulation, or take any formal action during the Executive Session.

Timothy Flynn, Attorney
Collins, Cole, Flynn, Winn, Ulmer, PLLC

Account	PO/Cont	Check #	Invoice	Date	Date Paid	Description	Amount
10-000-06300	0	5870	L241297981	05/06/2024	05/29/2024	04 District Mgmt	3,554.86
**** TOTAL **** Clifton Larson Allen, LLP							3,554.86
10-000-06570	0	5871	40868	05/16/2024	05/29/2024	04-05 Irrigation Repair	2,432.87
10-000-06570	0	5871	40869	05/16/2024	05/29/2024	04 Landscape Maint	350.00
10-000-06570	0	5871	40870	05/16/2024	05/29/2024	Beaver Dam	1,044.86
10-000-06550	0	5871	40871	05/16/2024	05/29/2024	04 Street/Shoulder Mai	8,887.59
10-000-06570	0	5871	40872	05/17/2024	05/29/2024	05 Landscape Maint	5,982.86
**** TOTAL **** Advanced Property Maintenance							18,698.18
10-000-06550	0	5872	90837	04/30/2024	05/29/2024	04 Asphalt Patching	12,600.00
**** TOTAL **** Ferguson & Sons Paving							12,600.00
10-000-06100	0	5873	37941	03/31/2024	05/29/2024	03 Accounting	802.16
10-000-06100	0	5873	38072	04/30/2024	05/29/2024	04 Accounting	1,874.49
10-000-06110	0	5873	38072	04/30/2024	05/29/2024	2023 Audit	192.00
**** TOTAL **** Simmons & Wheeler							2,868.65
40-000-06450	0	5874	6268	05/06/2024	05/29/2024	04 Legal (Water)	290.00
10-000-06450	0	5874	6268	05/06/2024	05/29/2024	04 Legal	3,511.00
**** TOTAL **** Collins Cole Flynn Winn & Ulmer, PL							3,801.00
10-000-06576	0	5875	04 30 24 C	05/04/2024	05/29/2024	04 Water (Common)	344.85
10-000-06576	0	5875	04 30 24 P	05/06/2024	05/29/2024	04 Water (Park)	495.89
**** TOTAL **** Castle Rock Water							840.74
10-000-06596	0	5876	309217	04/24/2024	05/29/2024	04 Equestrian trail Maint	1,436.82
**** TOTAL **** BERNTSEN International							1,436.82
10-000-06555	0	5877	40873	05/17/2024	05/30/2024	04 Strom Drainage/Ditch (Starfire	2,800.00
10-000-06555	0	5877	40874	05/17/2024	05/30/2024	04 Strom Drainage/Ditch (Chandelle	4,400.00
10-000-06555	0	5877	40875	05/17/2024	05/30/2024	04 Strom Drainage/Ditch (Enchantra Dr	2,000.00
10-000-06555	0	5877	40876	05/17/2024	05/30/2024	04 Strom Drainage/Ditch (High Spring Dr	4,300.00
10-000-06555	0	5877	40877	05/17/2024	05/30/2024	04 Strom Drainage/Ditch (Winterhawk Dr	5,000.00
**** TOTAL **** Advanced Property Maintenance							18,500.00
*** GRAND TOTAL ***							62,300.25

Bell Mountain Ranch Metropolitan District – Homeowner “C Zone” Request Form

Instructions: To obtain Metro District review and consideration for work in your Private Open Space Preservation Easement (a.k.a. C Zone), complete the form down to the thick line and send to the designated Metro contact along with supporting documentation to clearly describe your request. Electronic or scanned forms only – no photographs of forms.

Homeowner: JEFF WEDGWOOD Phone: (832) 728-5440 Email: wedgwood.jeff@gmail.com

Address: 1520 KING MICK CT Planned Start Date: MAY 20/24 Planned Complete Date: JUN 3/24

My plan involves the following type of improvement – check only one category per submittal:

- Dead Oak Removal
- Fire Mitigation
- Mowing
- Other: _____

Describe proposed improvements:

Per recommendations of Joe Gray (Colorado State Forest Service)

- 15' - 20' oak grove - trim lower branches from ground to 8'
 - remove dead limbs
 - remove dead trees
- 6' - 8' bushes - trim lower branches from ground to 2-3'
 - remove dead branches
- 2' - 3' bushes (previously cut to ground 3-4 years ago)
 - cut to ground with brush hog

Describe attached supporting documentation: Google Earth map showing C zone areas for work
Plot plan of Wedgwood lot showing C Zone

I understand that this proposed project must comply with the BMR Metropolitan District rules and regulations for the C Zone modifications homeowners may want to do from time to time, and that I must receive BMR Metropolitan District approval to proceed. I understand that this project must be completed as approved and will agree to onsite inspection if requested by the Metro District.

Printed Name: JEFF WEDGWOOD Signature: _____ Date: 5/11/24
Signature not needed for emailed submittal – email address will act as signature.

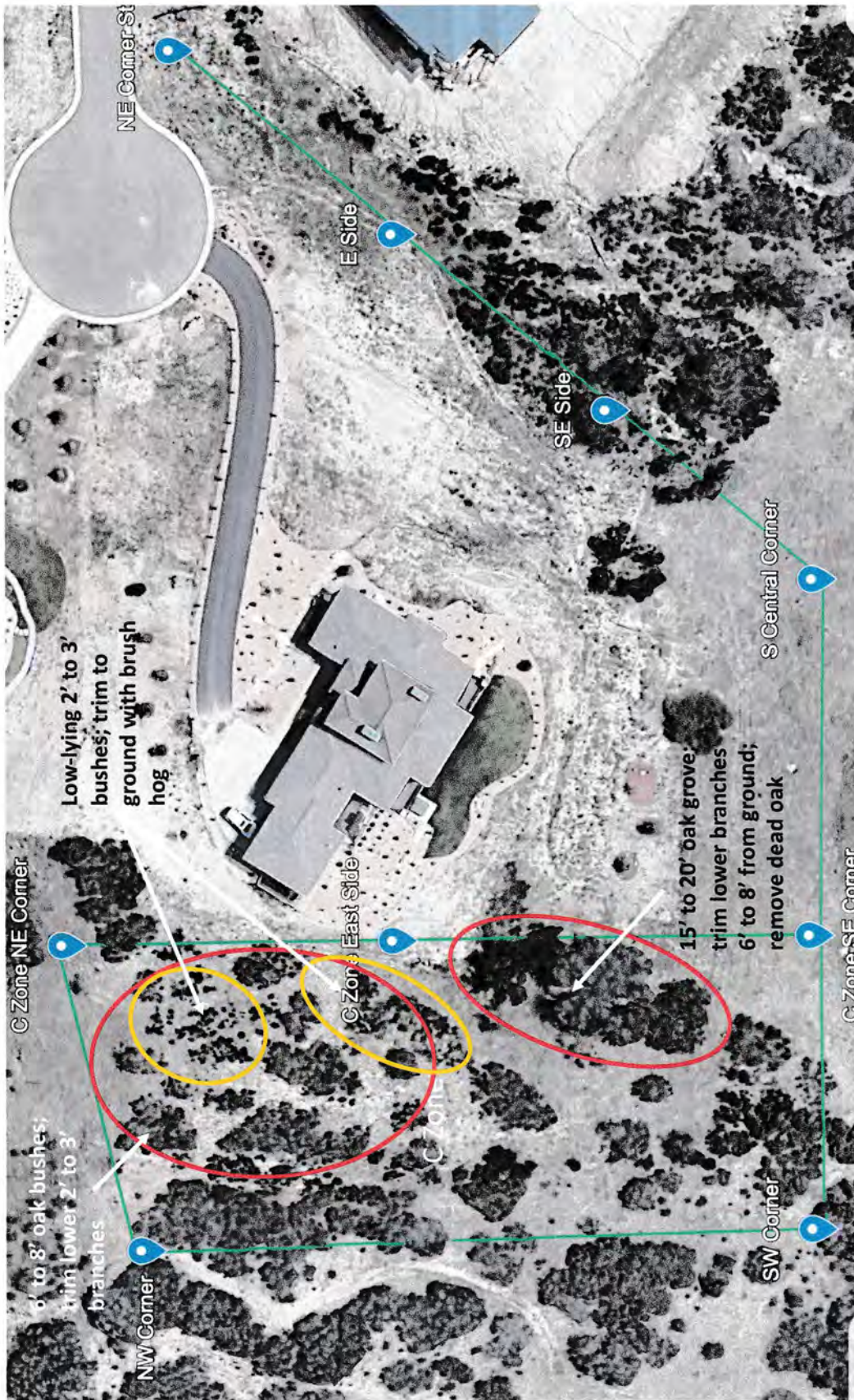
METROPOLITAN DISTRICT BOARD ACTION (To be completed by Metro)

Metro Contact: John Booth Metro Contact Email: John-Booth@outlook.com Metro Approval Date: _____

Approved as submitted Site Visit Date: _____

Approved subject to the following requirements:

Completion Review Done By: _____ Date: _____

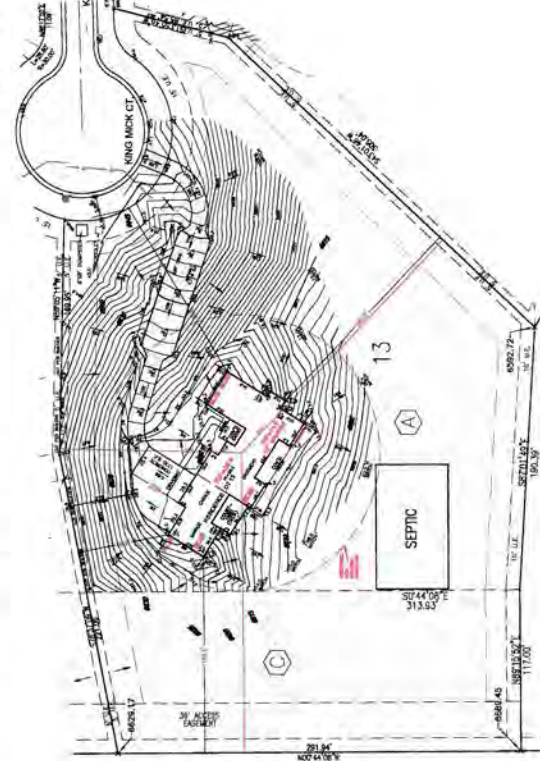
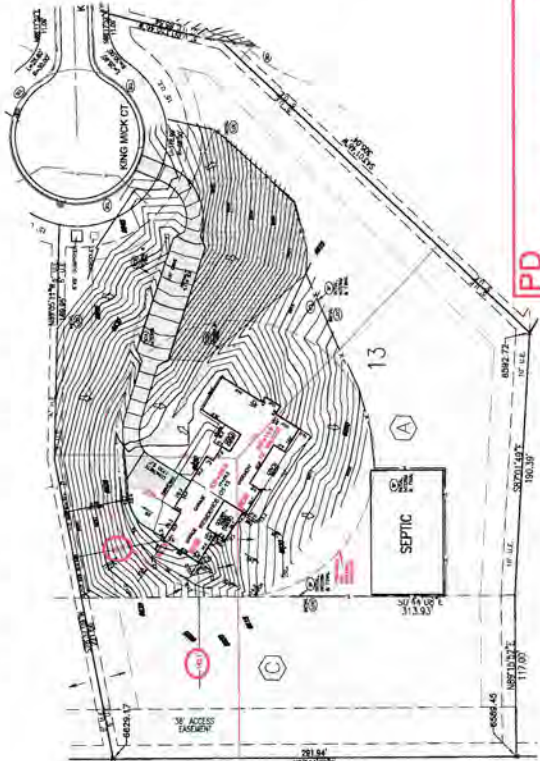


D.E.S.C & SITE PLAN

BELL MOUNTAIN RANCH, FILING 2
LOT 13, COUNTY OF DOUGLAS,
STATE OF COLORADO
SHEET 1 OF 1

DRAINAGE PLAN

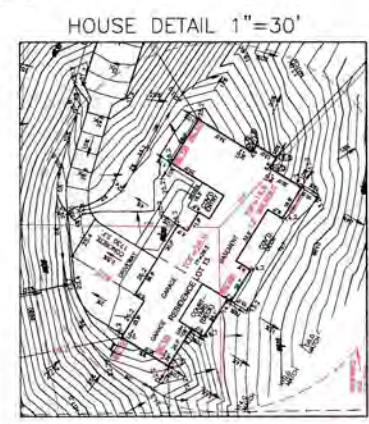
EROSION AND SEDIMENT CONTROL DRAWING



PD
25/PBZ-25/PBZ-25PBZ
9/8/2021
SML

FSD-OK,
RETAINING WALLS NOT ATTACHED TO HOUSE REQUIRE SEPARATE PERMITS

- (A) = PRIMARY BUILDING ZONE
- (B) = SECONDARY USE ZONE
- (C) = PRIVATE OPEN SPACE ESMNT.



NOTES:

1. THE DRAINAGE AND EROSION CONTROL PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE TO VERIFY THE DATA.
2. THE DRAINAGE AND EROSION CONTROL PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE TO VERIFY THE DATA.
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10. THE DRAINAGE AND EROSION CONTROL PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE TO VERIFY THE DATA.

RETAINING WALL NOTE:
ALL RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBMITTAL AND SHALL BE APPROVED BY THE ENGINEER.

- (S) SEEDING CONTROL LOG
- (E) EROSION CONTROL BANK
- (P) SILT PROTECTION
- (F) SILT FENCE
- (A) STABILIZED OVERLAY ACCESS
- (B) STABILIZED OVERLAY ACCESS
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- (Y) STABILIZED OVERLAY ACCESS
- (Z) STABILIZED OVERLAY ACCESS

LEGAL DESCRIPTION:
1530 KING MCK COURT
LOT 13, COUNTY OF DOUGLAS,
STATE OF COLORADO

DEVELOPMENT REVIEW ENGINEER:
NAME: _____
TITLE: _____
FIRM: _____
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

DATE: 09/08/2021

SCALE: 1" = 30'

GRAPHIC SCALE:
1" = 30'



FOR FURTHER INFORMATION, CONTACT THE ENGINEER AT THE FOLLOWING ADDRESS:
EMK CONSULTANTS, INC.
2000 SOUTH ALTON WAY, SUITE 200
CENTRAL, COLORADO 80112-2019
(303) 844-1233

NO.	DATE	DESCRIPTION
1	09/08/2021	ISSUED FOR PERMITTING
2	09/08/2021	REVISIONS
3	09/08/2021	REVISIONS
4	09/08/2021	REVISIONS
5	09/08/2021	REVISIONS
6	09/08/2021	REVISIONS
7	09/08/2021	REVISIONS
8	09/08/2021	REVISIONS
9	09/08/2021	REVISIONS
10	09/08/2021	REVISIONS

SITE PLAN

1530 KING MCK COURT
LOT 13
COUNTY OF DOUGLAS
STATE OF COLORADO

DATE: 09/08/2021
JOB NO: 234320
SHEET: 1 OF 1

Consolidated BMR Metropolitan District Homeowner Modification Request Form

Instructions: To obtain Consolidated Bell Mountain Ranch (BMR) Metropolitan District ("Metro") review and consideration for work in your Private Open Space Preservation Easement ("C Zone"), Metro right-of-way, and/or other Metro easement, complete the form down to the thick line and send to the designated Metro contact along with supporting documentation. Please submit electronic or scanned forms only – photographs of forms will not be accepted.

Homeowner: Michael & Cathy Mysliwec Phone: 303-635-6888 Email: cmvs@comcast.net

Address: 4275 Bell Mountain Dr. Planned Start Date: 6/15/24 Planned Complete Date: 10/1/24

My plan involves the following type of improvement-- check only one category per submittal:

- Dead Oak Removal
- Fire Mitigation Plan
- Mowing
- Other: _____

Describe proposed improvements:

Fire mitigation by mastication on our property at 4275 Bell Mountain Drive, Castle Rock, CO 80104.

See 4 attachments:

1. Description and Scope of Work
2. Land Survey Plat
3. Property Map
4. Douglas County Wildfire Mitigation Cost Share Funding Award Letter

Note: The Planned Start and Completion Dates are estimated dependent upon contractor's schedule.

Describe attached supporting documentation: Attachments described in above Proposed Improvements Section

By submitting this form, I/we agree that this proposed project must comply with the Consolidated BMR Metropolitan District ("Metro") rules and regulations and that I/we must receive Metro approval to proceed. I/we understand that this project must be completed as approved and agree to onsite inspection if requested by Metro.

Printed Name: Michael Mysliwec Signature: *Michael R. Mysliwec* Date: 5/20/2024

Signature not needed for emailed submittals; email address will act as signature.

CONSOLIDATED BMR METROPOLITAN DISTRICT BOARD ACTION (To be completed by Metro)

Metro Contact: John Booth Metro Contact Email: John-Booth@outlook.com Metro Approval Date: _____

Approved as submitted Site Visit Date: _____

Approved subject to the following requirements:

Completion Review Done By: _____ Date: _____

MASTICATION PROJECT TO BE PERFORMED AT 4275 BELL MOUNTAIN DRIVE, CASTLE ROCK, CO 80104

Work Description:

The property is approximately 10 acres. Of the 10 acres, approximately 7.5 acres will be treated. The treatment area is characterized by contiguous stands of gamble oak. The property backs to a Bell Mountain Ranch owned parcel that is heavily forested. Treatment on the property will target reducing the overall amount of gamble oak by breaking up contiguous stands.

Treatment will primarily occur within Zone 3 of the Home Ignition Zone (30 to 100 feet from the home) and extend outward to property boundaries. This will primarily be in the homeowner's B and C property zones.

The contractor will use the SW corner of the homeowner's property as access for the equipment used for the mastication project.

The contractor shall perform forestry and fire mitigation services by following the guidelines of the Colorado State Forestry Service (CSFS).

Scope of Work:

- Break up contiguous stands of oak into a mosaic pattern. Space between residual stands will be 2.5 times the height of the residual stands per CSFS guidelines.
- Oak that is smaller, dead, dying and/or compromised will be targeted for removal over larger and/or healthier oak stands.
- Some oak will be retained along property boundaries, near roads and trails, and as a privacy barrier.
- Work will be performed by mastication. Minimal handwork will occur as necessary in areas inaccessible by machine due to terrain or proximity to structures.
- Chips and chunks resulting from mastication will be thoroughly processed and distributed through the treatment area during the mastication process.

LAND SURVEY PLAT

In Section 2, Township 9 South, Range 67 West, 6th P.M., Douglas County, Colorado



- (M) = FIELD MEASURED
- (S) = SKEWED DIMENSION
- (D) = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- (R) = RECORDED DIMENSION

DATA OF RECORD

Survey for portion and layout of the subdivision and the portions of Lot 10, 2nd Mountain View Addition, T9S-R67W-6th P.M., Douglas County, Colorado, made by David B. Archer, Registered Professional Land Surveyor, No. 10757, State of Colorado, on or about the 15th day of August, 2010.

- NOTES**
- The survey was performed without the benefit of a 30% tolerance correction as a 30% tolerance factor is not applicable to this survey.
 - Corner monuments were set or found and accepted as indicated hereon.
 - Corner 201 was not located and is not represented hereon by David B. Archer.
 - All measurements were taken by U.S. Survey Feet.
 - Topography necessary to this survey is as shown hereon and is not to be construed as a warranty of accuracy.
 - It is noted that the plat is not intended to be used for any other purpose than that for which it was prepared.

SECTION DESCRIPTION

Lot 10, 2nd Mountain View Addition, T9S-R67W-6th P.M., Douglas County, Colorado.

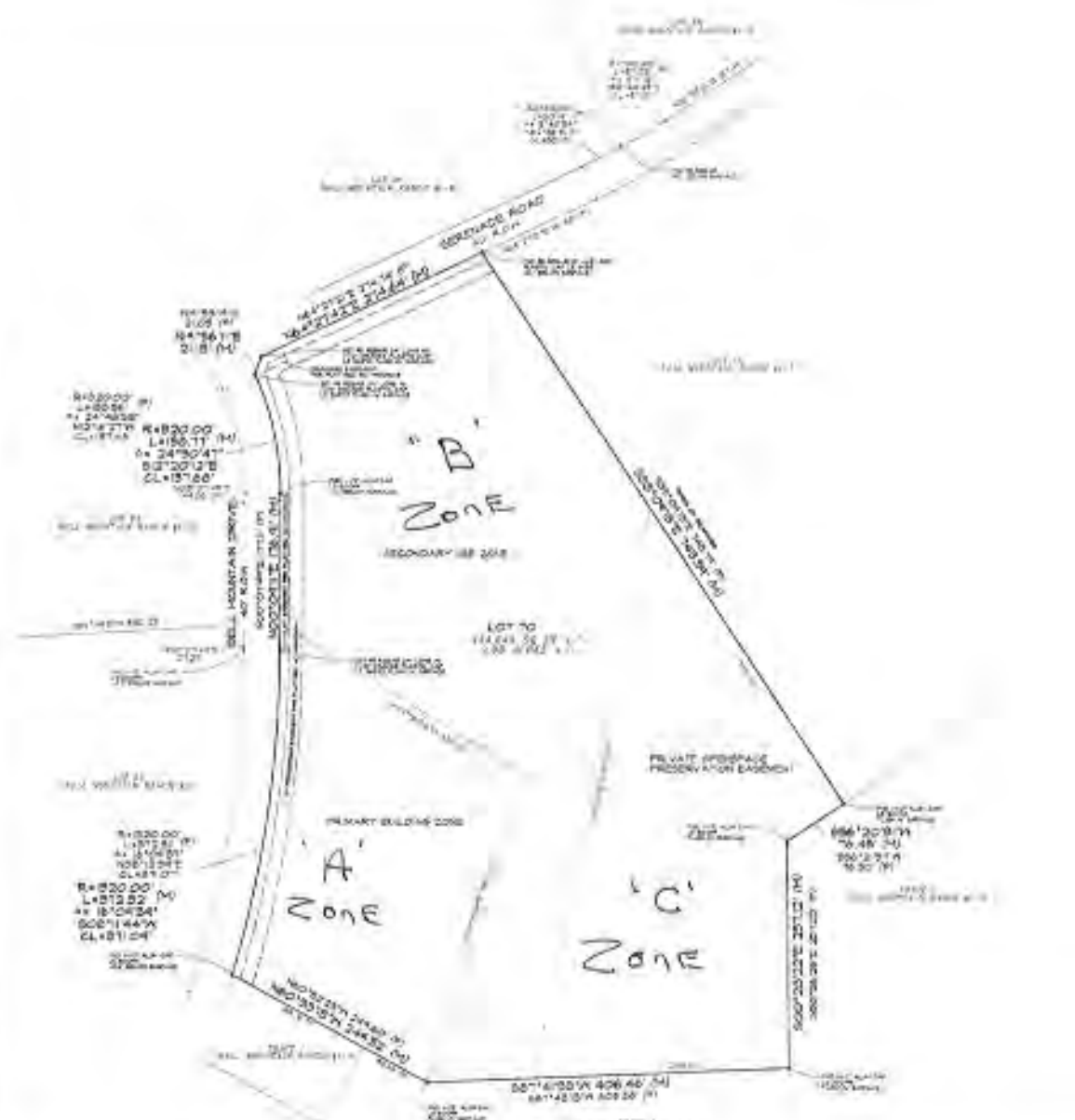
DISCLAIMER OF SURVEY

David B. Archer is a duly registered Professional Land Surveyor practicing in the State of Colorado. He hereby certifies to the public that he has not been convicted of any crime involving moral turpitude, and that he is not under any legal disability which would prevent him from practicing his profession. He further certifies that he is not a partner, associate, or employee of any person or firm who is not a duly registered Professional Land Surveyor in the State of Colorado. He also certifies that he is not a partner, associate, or employee of any person or firm who is not a duly registered Professional Land Surveyor in the State of Colorado. He further certifies that he is not a partner, associate, or employee of any person or firm who is not a duly registered Professional Land Surveyor in the State of Colorado.

Signed: *David B. Archer*
 David B. Archer, Registered Professional Land Surveyor, No. 10757, State of Colorado.

INCLOSURE STATEMENT

Platted this _____ day of _____, 2010, by the duly sworn and licensed Land Surveyor, David B. Archer, in the City and County of Douglas, Colorado.



<p>DAVID B. ARCHER SURVEYING & ENGINEERING, INC. 1000 N. GARDEN AVENUE DENVER, CO 80202</p>		<p>LAND SURVEY PLAT OF THE PORTION AND LAYOUT OF THE SUBDIVISION AND THE PORTIONS OF LOT 10, 2ND MOUNTAIN VIEW ADDITION, T9S-R67W-6TH P.M., DOUGLAS COUNTY, COLORADO.</p> <p>BY: DAVID B. ARCHER REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 10757, STATE OF COLORADO.</p> <p>DATE: 10/23/2010</p>
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4275 Bell Mountain Dr Castle Rock 80104 Mysliwiec



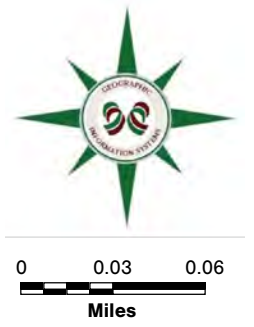
- Real Property**
- Parcel
- Public Land Survey System**
- Township
 - Section
- General Features**
- School
 - Private Road
 - Railroad

2021 Pictometry, Douglas County GIS Services, Eagle View, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

DISCLAIMER:

All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104



From: Dylan Williams dwilliams@douglas.co.us
Subject: ARPA wildfire mitigation award letter
Date: May 9, 2024 at 12:04 PM
To: cmvs@comcast.net

Congratulations,

It is our pleasure to announce you have been selected to receive an ARPA cost share funding award from Douglas County for wildfire mitigation efforts. Your commitment to reduce wildfire hazards and risks and promote wildfire resilience is essential to maintaining the character and lifestyle of Douglas County.

Some important next steps include returning the signed statement of agreement, that will be arriving in a second email, and supplying Douglas County wildfire mitigation with an anticipated project start date. Douglas County wildfire mitigation staff (DCWM) will contact you and visit the site shortly after the project begins to verify project initiation and offer support. Prior to completion it will be necessary for DCWM staff to visit the project to verify completeness prior to initiating any funding process.

Upon completion of the project DCWM will verify the project has been completed to ARPA program standards and intent. Applicant will be required to supply DCWM with a copy of the total invoice and a receipt verifying payment for 25% of total project costs. Douglas County will then release payment through County finance department. Contractor can expect payment within 30 days from time of submittal. **Do not pay the contractor in full, Douglas County must make payment to the contractor not the homeowner.**

Any further questions can be directed to dwilliams@douglas.co.us

Best,



Dylan Williams
Wildfire Mitigation Specialist
Douglas County Building Division
100 Third St | Castle Rock, CO | 80104
(303)704-0025
dwilliams@douglas.co.us

Bell Mountain Ranch Design Review Committee – Improvement Request Form

Instructions: Complete the form down to the thick solid line and send to DRC@BellMountainRanch.com along with supporting documentation to clearly illustrate your plan. Electronic or scanned forms only – no photographs of forms.

Homeowner: Michael & Cathy Mysliwicz Phone: 303-635-6888 Email: cmys@comcast.net

Submitter: Michael Mysliwicz Phone: 303-635-6888 Email: cmys@comcast.net

Submitter's Relation to Homeowner: Homeowner Homeowner's Authorization Letter Date: _____

Address: 4275 Bell Mountain Dr., Castle Rock, CO Planned Start Date: Summer 2024 Planned Complete Date: Fall 2024

My plan involves the following type of improvement – check only one category per submittal:

- Painting Deck / Patio Fencing Hot Tub
- Landscaping Play Equipment Garage / Outbuilding Other: Fire Mitigation

Describe proposed improvements:
 Fire mitigation by mastication on our property at 4275 Bell Mountain Drive, Castle Rock, CO 80104.

See 3 attachments:
 1. Description and Scope of Work
 2. Land Survey Plat
 3. Property Map

Describe attached supporting documentation: Attach 1: Description, Scope of Work, Attach.2, Map

I understand that this proposed project must comply with the BMR Design Standards and governing documents, and that I must receive BMR Homeowners Association (HOA) approval to proceed. I understand that this project must be completed as it was approved and that variations must be submitted and approved via a BMR DRC Project Change Request Form.

Printed Name: Michael Mysliwicz Signature: Michael R. Mysliwicz Date: 5/10/24
Signature not needed for emailed submittal – email address will act as signature.

DESIGN REVIEW COMMITTEE ACTION (To be completed by Committee) **Stamp Approved Plan Below**

Metro Contact: _____ Metro Approval Date: _____
 Approved as submitted Site Visit Date: _____
 Approved subject to the following requirements: Screening

HOA Approval Date: _____ Approval Type: _____

DRC Member: _____ Completion Review By: _____ Date: _____