

**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, August 1, 2023
TIME: 6:00 p.m.
PLACE: Lowell Ranch and via MS TEAMS
2330 S. I-25, East Frontage Road
Castle Rock, CO 80104

Or
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGUzMml3MzUtZDRjNy00OTlmLTgzNmUtNTA2MWNhOGExMjA5%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d

Or call in (audio only)
[+1 720-547-5281](tel:+17205475281) Phone Conference ID: 532 811 803#

<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	Assistant Secretary/Treasurer	May 2027
Jeanne Dassel		May 2025
John Booth		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. BOARD VACANCIES

- A. Consider Appointment(s) of Director(s) to the Board (enclosures).
- B. Consider Slate of Officers

VI. APM MONTHLY REPORT – John McKillip, Jr.

VII. MANAGER’S REPORT / ADMINISTRATIVE MATTERS

- A. Review and Consider Approval of the Minutes of the July 5, 2023 and July 20, 2023 Special Meeting (enclosure).

VIII. FINANCIAL MATTERS

- A. Review and Consider acceptance of the Bill.com claims report for July 2023 Totaling \$56,282.90 including water fund costs (enclosure).
- B. Review and Accept June 30, 2023 Unaudited Financial Statements (enclosure).
- C. Review and Accept Cash Position Schedule as of August 2023 (to be distributed).

IX. DIRECTOR DISCUSSION – ACTION

- A. Update on Fire Mitigation Project – Michael Mysliwicz
- B. Update on Replacement of the BMR Entrance Logs – Director Vrabell
- C. Chipseal Paving Project, 2023 - Director Grant.
- D. Update on BMR-TCR Water Main Connector – Director Grant.
- E. Update on Roadside Drainage Ditch and Shoulder Damage Repairs – Director Smith.
- F. Horse Trail Maintenance and Trail Location Cell Phone Application – Director Grant.
- G. Other Director Matters.

X. ATTORNEY MATTERS

- A. Update on Steven’s Ranch Conveyance conversation with the County.

- B. Consider Adoption of Resolution Calling a November 7th Special Election and Approving a Ballot Question (enclosure).

XI. OTHER BUSINESS

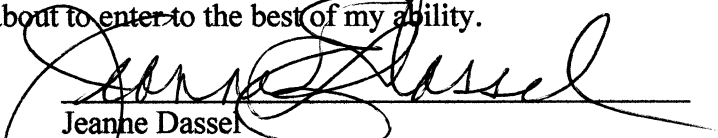
- A. Confirm Quorum for September 5, 2023 Board Meeting.

XII. ADJOURNMENT

The next regular meeting is scheduled for September 5, 2023

<p>DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO</p> <p>Court Address: Douglas County Justice Center 4000 Justice Way, Suite 2009 Castle Rock, CO 80109</p> <p>Phone Number: 303-663-7200</p>	
<p>IN RE THE MATTER OF CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT</p>	
<p>Timothy J. Flynn Collins Cole Flynn Winn & Ulmer, PLLC 165 S. Union Blvd., Suite 785 Denver, Colorado 80228-1556 Telephone: (720) 617-0080 E-Mail: tflynn@cogovlaw.com Atty. Reg #: 10484</p>	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <p>Case No.: 85CV202</p> <p>Div.: Ctrm.:</p>
<p>OATH OF OFFICE</p>	


I, Jeanne Dassel, do affirm that I will support the Constitution of the United States, the Constitution of the State of Colorado, and the laws of the State of Colorado, and will faithfully perform the duties of the office of Director of the Consolidated Bell Mountain Ranch Metropolitan District upon which I am about to enter to the best of my ability.



 Jeanne Dassel

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

Subscribed and sworn to before me this 25th day of July, 2023, by
Jeanne Dassel.



 Person authorized to administer oaths (County Clerk and Recorder, Clerk of the Court, Court Judge, Notary Public, any Officer of the Board or any person designated by the Board or any other person authorized to administer oaths)
 Russell J. Grant
 Title: President


My commission expires: _____

**CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
COUNTY OF DOUGLAS, COLORADO
CERTIFICATE OF APPOINTMENT
TO BOARD OF DIRECTORS
FOR
JEANNE DASSEL**

I, Russell Grant, President of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District, of the County of Douglas, State of Colorado, hereby certify that at a special meeting of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District held July 20, 2023, via Teams, the Board determined that a vacancy had occurred on the Board of Directors of the District, that it was necessary to appoint a new Director to act until the next regular election of the District, that nominations were open for appointment of a new Director, and that upon unanimous vote there was appointed to the Board the following qualified elector of the District to act until the next regular election of the District:

Name: Jeanne Dassel
Mailing Address: 1267 Stardust Circle
Castle Rock, CO 80104

**CONSOLIDATED BELL MOUNTAIN
RANCH METROPOLITAN DISTRICT**

By: 
Russell Grant, President

**CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
COUNTY OF DOUGLAS, COLORADO
CERTIFICATE OF APPOINTMENT
TO BOARD OF DIRECTORS
FOR
JOHN EDWIN BOOTH JR**

I, Russell Grant, President of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District, of the County of Douglas, State of Colorado, hereby certify that at a special meeting of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District held July 20, 2023, via Teams, the Board determined that a vacancy had occurred on the Board of Directors of the District, that it was necessary to appoint a new Director to act until the next regular election of the District, that nominations were open for appointment of a new Director, and that upon unanimous vote there was appointed to the Board the following qualified elector of the District to act until the next regular election of the District:

Name: John Edwin Booth Jr.
Mailing Address: 4168 Bell Mountain Drive
Castle Rock, CO 80104

CONSOLIDATED BELL MOUNTAIN
RANCH METROPOLITAN DISTRICT

By: 
Russell Grant, President

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
JULY 5, 2023

A special meeting of the Board of Directors ("Board") of the Consolidated Bell Mountain Ranch Metropolitan District ("Metro District") was convened on Wednesday, July 5, 2023 at 6:00 p.m. at Lowell Ranch, 2330 S. I-25, East Frontage Road, Castle Rock, CO 80104 and MS TEAMS.

ATTENDANCE

Directors In Attendance Were:

Russell Grant, President
Steve Vrabel, Vice President
Frank Strand, Secretary/Treasurer
Jay Smith, Assistant Secretary/Treasurer

Also, In Attendance Were:

Korben Heim; CliftonLarsonAllen LLP
Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC
John McKillip, Jr. APM
Larry Lomison; 501 Chandelle Road
Gwen Kalvelage; 3983 Bell Mountain Drive
Pat Pattebon; 3946 Serenade Road
Mike Mysliwicz; 4275 Bell Mountain Drive

I. CALL TO ORDER Director Grant called the meeting to order at 6:00 p.m.

II. DECLARATION OF QUORUM/ **Disclosure of Conflicts:** No Conflict-of-Interest Disclosures were necessary.

DIRECTOR

Quorum and Location of Meeting: A quorum and location of meeting was confirmed.

QUALIFICATIONS/

POTENTIAL

CONFLICTS OF

INTEREST

III. APPROVAL OF AGENDA

Director Grant requested that the Agenda be modified to add Item VIII G – Discussion of Appointment of Vacancy. Upon a motion duly made by Director Strand, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Agenda as amended.

IV. COMMUNITY COMMENTS

Public Comments: Gwen Kalvelage inquired if community members can maintain flower beds by the Park. She stated the HOA is not addressing this issue. Ms.

RECORD OF PROCEEDINGS

Kalvelage was given permission to weed the flowerbed and add plants to the existing perennial flowers now planted there.

Pat Pattebon asked about the horse trail maintenance and the mowing/weeding concerns. The Board noted these topics are being discussed later in the meeting.

V. APM PROJECT STATUS REPORT

Mr. McKillip, Jr. provided his update report to the Board. Discussion ensued regarding the horse trails, ditch and hillside maintenance, erosion mitigation, mowing, the need for adding rubber mulch in the Community Park playground area and the inoperative water fountain in the park. The Board entertained comment from Larry Lomison regarding a drainage ditch issue and concerns in the community regarding noxious weeds.

VI. MANAGER'S REPORT/ ADMINISTRATIVE MATTERS

A. Review and Consider Approval of the Minutes of June 6, 2023 Regular Meeting: Director Grant reviewed the June 6, 2023 Regular Meeting Minutes with the Board. Following review, upon a motion duly made by Director Strand, seconded by Director Vrael and, upon vote, unanimously carried, the Board approved the June 6, 2023 Regular Meeting Minutes as presented.

VII. FINANCIAL MATTERS

A. Review and Consider Acceptance of June 2023 Bill.com claims report totaling \$80,092.59 including Water Fund costs: Director Grant reviewed the June 2023 Bill.com claims report with the Board. Following review, upon a motion duly made by Director Vrael, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the June 2023 Bill.com claims report totaling \$80,092.59 including Water Fund costs, as presented.

B. Review and Accept Cash Position Schedule as of July 2023: This item was not available for the meeting and was tabled. The Board discussed a rough estimate of current standing.

C. Review and Consider Acceptance of 2022 Audit Extension: The 2022 Final Audit is not ready to be filed with State Auditor's Office. Upon a motion duly made by Director Vrael, seconded by Director Smith and, upon vote, unanimously carried, the Board approved sending a letter to the State Auditor's Office requesting an extension to 30 Sept 2023 to file the CBMRMD 2022 Final Audit.

VIII. DIRECTOR ITEMS

A. Update on Fire Mitigation Project – Michael Mysliwec: Mr. Mysliwec provided an update to the Board. Spencer Weston (State Forest Service) is finalizing the Request for Proposal (RFP) for the fire mitigation project and is scheduling a site visit for prospective bidders. Since this contract will exceed \$120,000, there is a State requirement to publicly advertise the RFP in the newspaper. The work will primarily be done along two horse trails, the Sunset Ridge and Ed Young Trails.

B. Update on Replacement of the BMR Entrance Logs – Director Vrael: Director Vrael provided an update to the Board. Other than an informal agreement

RECORD OF PROCEEDINGS

with the former HOA leadership, the HOA has not formally agreed on any funding level for this project. Since the August HOA meeting has been cancelled, the first opportunity for the HOA to vote on this issue will be at the September HOA meeting.

C. Update on Proposal to Repair and Overlay Portion of Bell Mountain Drive-Director Grant: Director Grant informed the Board that at a pavements seminar he recently attended at the A-1 Chipseal Company offices, the pavements experts there (who also do mill and overlay work) suggested that we consider repairing a portion of roadway with mastic repairs on the cold joints followed by a chipseal overlay to see if the resulting surface is acceptable to us. The cost of this alternative solution would be about one third the cost of a mill and overlay project. Hence, it would be worth trying this solution on a portion of roadway.

D. Update on BMR-TCR Water Main Connector – Director Grant: Director Grant provided an update to the Board noting that all the required construction easements have finally been obtained and that the final legal paperwork is being completed by the Castle Rock Water lawyer. The Contractor should be notified shortly to proceed with the pipeline work. If all goes well, the pipeline and booster pump station should be completed by the end of October.

E. Update on Roadside Drainage Ditch and Road Shoulder Damage Repairs – Director Smith: Director Smith updated the Board. Work on the McCormick property is underway. Work on the DeWitt and Files properties will begin shortly.

F. Horse Trail Maintenance and Trail Location Cell Phone Application- Director Grant: Director Grant provided an update to the Board. The Board acknowledged closure of the Equestrian Center and discussed trail maintenance and ownership of the cell phone application that provides location information to riders and hikers using the BMR horse trails. After discussion, the Board authorized negotiations with the Equestrian Center to acquire ownership of the trail application in exchange for release of the Equestrian Center for their responsibility to maintain the horse trails.

G. Discussion of Appointment to Fill Board Vacancy: Director Grant discussed applications currently received from community members. The Board discussed the applicants who have already submitted applications for the vacant Directors' positions. Two additional residents may also be interested in applying for the vacant positions.

H. Other Director Matters: None.

IX. ATTORNEY MATTERS

A. Update on Steven's Ranch Conveyance Conversation with the County: It was noted that the developer's company, L2, LLC, has been dissolved and finished from the District's perspective. The work is ongoing with the County to be completed.

RECORD OF PROCEEDINGS

B. Language Update and Assessed Valuation of Operations Budget Cap Spending on Ballot Issue: Attorney Flynn reviewed the ballot question options with the Board. After review and discussion, the consensus was for Attorney Flynn to prepare a resolution based on Option A to extend the current mill levy and remove the spending limit for CBMRMD Operations & Maintenance.

**X. OTHER
BUSINESS**

A. Quorum confirmed for August 1, 2023 Board Meeting Date: The Board anticipates that a quorum will be available for the August 1, 2023 Board meeting.

XI. ADJOURNMENT There being no further business to come before the Board at this time, Director Grant adjourned the meeting at 8:02 p.m.

Respectfully submitted,

Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
JULY 20, 2023

A special meeting of the Board of Directors (Board) of the Consolidated Bell Mountain Ranch Metropolitan District (Metro District) was convened on Thursday, July 20, 2023 at 1:00 p.m. via Microsoft Teams.

ATTENDANCE

Directors In Attendance Were:

Russell Grant, President
Steve Vrabel, Vice President
Jay Smith, Assistant Secretary/Treasurer

Also, In Attendance Were:

Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC

I. CALL TO ORDER Director Grant called the meeting to order at 1:02 p.m.

II. DECLARATION OF QUORUM/ **Disclosure of Conflicts:** No Conflict-of-Interest Disclosures were necessary.

DIRECTOR QUALIFICATIONS/ **Quorum and Location of Meeting:** A quorum and location of meeting was confirmed.

POTENTIAL CONFLICTS OF INTEREST

III. APPROVAL OF AGENDA Upon a motion duly made by Director Vrabel, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Agenda as presented.

IV. DIRECTOR ITEMS - ACTION **Discuss Applications for Vacant Board Positions submitted by Bell Mountain Ranch (BMR) residents. Vote on which applicants should be offered the opportunity fill the vacant Board positions:** Applications were received from six residents: John Booth, Jeanne Dassel, Doug Deleff, John Kalvelage, Robert Kingsley and Larry Lomison.

The Board discussed each application and acknowledged the impressive backgrounds and talents of the applicants.

After a thorough review and discussion of each application, upon a motion duly made by Director Grant, seconded by Director Vrabel and, upon a vote unanimously carried, the Board recommended that John Booth and Jeanne Dassel be offered

RECORD OF PROCEEDINGS

Director positions on the Metro District Board.

John Booth is a 16-year resident and has extensive background knowledge of BMR, having been on the Design Review Committee for the HOA for many years. Jeanne Dassel is a 19-year resident and previously served over six years as a Director on the Metro Board, several years as President.

Although not selected for a Director position at this time, John Kalvelage has an extensive background in design and construction and is currently working as a Construction Design Manager on a major bridge construction project in Alabama. The Board recommended that we ask John Kalvelage to be an engineering consultant for the Board when needed for special projects.

Director Grant stated that he will reach out to John Booth and Jeanne Dassel and offer them positions as Directors on the Metro District Board. Attorney Flynn will prepare Oaths of Office to be administered at the August Board meeting, or earlier, if possible.

V. ATTORNEY MATTERS

A. Executive Session Pursuant to Section 24-6-402(4) (b) C.R.S. for purposes of consulting with and obtaining legal counsel regarding the appointment of new Board members to fill Director vacancies: Upon a motion duly made by Director Grant, seconded by Director Vrabel and, upon vote, unanimously carried, the Board entered into Executive Session at 1:03 p.m.

Upon a motion duly made by Director Vrabel, seconded by Director Smith and, upon vote, unanimously carried, the Board adjourned out of Executive Session at 1:30 p.m.

VI. ADJOURNMENT There being no further business to come before the Board at this time, Director Grant adjourned the meeting at 1:38 p.m.

Respectfully submitted,

Secretary for the Meeting

Consolidated BMR Metro

Released 7/26/23

General claims: \$43,002.40

Capital Claim: \$6,290.00

Water claims: \$6,990.50

Unpaid Bills

VENDOR	INVOICE #	DATE	DUE DATE	AGING	APPROVAL STATUS	PAYMENT STATUS	OPEN BALANCE	
Absolute Pest Control, Inc	147349	06/19/23	07/25/23	0	Assigned	Unpaid	275.00	
Advanced Property Maintenance, Inc	40164	07/18/23	07/25/23	0	Assigned	Unpaid	6290.00	Capital
Advanced Property Maintenance, Inc	40159	07/18/23	07/25/23	0	Assigned	Unpaid	280.00	
Advanced Property Maintenance, Inc	40161	07/18/23	07/25/23	0	Assigned	Unpaid	5468.57	
Advanced Property Maintenance, Inc	40166	07/18/23	07/25/23	0	Assigned	Unpaid	5196.85	
Advanced Property Maintenance, Inc	40163	07/18/23	07/25/23	0	Assigned	Unpaid	5134.55	
Advanced Property Maintenance, Inc	40170	07/19/23	07/25/23	0	Assigned	Unpaid	3460.75	
Advanced Property Maintenance, Inc	40168	07/19/23	07/25/23	0	Assigned	Unpaid	2160.00	
Advanced Property Maintenance, Inc	40171	07/19/23	07/25/23	0	Assigned	Unpaid	700.00	

Consolidated Bell Mountain Ranch Metropolitan District
Financial Statements

June 30, 2023

SIMMONS & WHEELER, P.C.

Certified Public Accountants

304 Inverness Way South, Suite 490, Englewood, CO 80112

(303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Consolidated Bell Mountain Ranch Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Consolidated Bell Mountain Ranch Metropolitan District, as of and for the period ended June 30, 2023, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Consolidated Bell Mountain Ranch Metropolitan District because we performed certain accounting services that impaired our independence.



July 27, 2023
Englewood, Colorado

**Consolidated Bell Mountain Ranch Metropolitan District
Balance Sheet - Governmental Funds and Account Groups
June 30, 2023**

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Water Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets						
Current assets						
Cash and investments	\$ 295,227	\$ 463,336	\$ 655,841	\$ 758,971	\$ -	\$ 2,173,375
Accounts receivable-Taxes	155,308	-	-	219,281	-	374,589
Accounts receivable -Other	1,288	-	-	-	-	1,288
Accounts receivable -Water	-	-	69,072	-	-	69,072
	<u>451,823</u>	<u>463,336</u>	<u>724,913</u>	<u>978,252</u>	<u>-</u>	<u>2,618,324</u>
Other assets						
Fixed assets	-	-	-	-	6,176,957	6,176,957
Amount available in debt service fund	-	-	-	-	978,252	978,252
Amount to be provided for retirement of debt	-	-	-	-	9,396,748	9,396,748
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,551,957</u>	<u>16,551,957</u>
	<u>\$ 451,823</u>	<u>\$ 463,336</u>	<u>\$ 724,913</u>	<u>\$ 978,252</u>	<u>\$ 16,551,957</u>	<u>\$ 19,170,281</u>
Liabilities and Equity						
Current liabilities						
Accounts payable	\$ 30,223	\$ -	\$ 5,814	\$ -	\$ -	\$ 36,037
	<u>30,223</u>	<u>-</u>	<u>5,814</u>	<u>-</u>	<u>-</u>	<u>36,037</u>
Loan Payable - BBVA 2020	-	-	-	-	10,375,000	10,375,000
Total liabilities	<u>30,223</u>	<u>-</u>	<u>5,814</u>	<u>-</u>	<u>10,375,000</u>	<u>10,411,037</u>
Fund equity and other credits						
Investment in fixed assets	-	-	-	-	6,176,957	6,176,957
Reserved for debt	-	-	-	978,252	-	978,252
Capital Reserve	50,000	-	-	-	-	50,000
Fund balance unrestricted	371,600	463,336	719,099	-	-	1,554,035
	<u>421,600</u>	<u>463,336</u>	<u>719,099</u>	<u>978,252</u>	<u>6,176,957</u>	<u>8,759,244</u>
	<u>\$ 451,823</u>	<u>\$ 463,336</u>	<u>\$ 724,913</u>	<u>\$ 978,252</u>	<u>\$ 16,551,957</u>	<u>\$ 19,170,281</u>

Consolidated Bell Mountain Ranch Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget, Actual and Projected - Governmental Funds
For the Six Months Ended June 30, 2023
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)	Projected 12/31/2023	Variance Favorable (Unfavorable)	Percentage of Annual Budget
Revenues						
Property taxes	\$ 499,991	\$ 482,284	\$ (17,707)	\$ 499,991	\$ -	96.5%
Specific ownership taxes	100,141	58,026	(42,115)	100,141	-	57.9%
Conservation Trust Fund	4,000	2,929	(1,071)	4,000	-	73.2%
Reimbursements & Other	1,000	3,677	2,677	1,000	-	367.7%
Interest income	1,000	136	(864)	1,000	-	13.6%
	<u>606,132</u>	<u>547,052</u>	<u>(59,080)</u>	<u>606,132</u>	<u>-</u>	<u>90.3%</u>
Expenditures						
Accounting/Audit	18,000	8,885	9,115	18,000	-	49.4%
Legal	40,000	19,996	20,004	40,000	-	50.0%
District management	48,000	18,184	29,816	48,000	-	37.9%
Insurance	11,250	9,415	1,835	9,415	1,835	83.7%
Dues & Membership	800	774	26	774	26	96.8%
General Engineering	10,000	-	10,000	10,000	-	0.0%
Election Expense	20,000	626	19,374	20,000	-	3.1%
Utilities	1,500	369	1,131	1,500	-	24.6%
Treasurer's fees	7,500	7,236	264	7,500	-	96.5%
Miscellaneous	5,000	819	4,181	5,000	-	16.4%
Snow removal	41,000	24,481	16,519	41,000	-	59.7%
Traffic/Speed Enforcement	5,000	-	5,000	5,000	-	0.0%
Street/Shoulder maintenance	100,000	76,320	23,680	100,000	-	76.3%
Street/Shoulder manager	27,500	5,440	22,060	27,500	-	0.0%
Landscape & park maintenance/repairs	65,000	26,818	38,182	65,000	-	41.3%
Wildfire mitigation	10,000	-	10,000	10,000	-	0.0%
Storm Drainage & channel maint	5,000	-	5,000	5,000	-	0.0%
Vegetation Control	25,500	16,000	9,500	25,500	-	62.7%
Irrigation Water	20,000	7,126	12,874	20,000	-	35.6%
Equestrian trail maintenance	20,000	-	20,000	20,000	-	0.0%
Pedestrian trail maintenance	20,000	11,179	8,821	20,000	-	55.9%
Road Chip Seal & Striping	150,000	-	150,000	150,000	-	0.0%
Emergency reserve	18,004	-	18,004	-	18,004	0.0%
Transfer to Capital Fund	50,000	-	50,000	50,000	-	0.0%
Contingency	7,220	-	7,220	-	7,220	0.0%
	<u>726,274</u>	<u>233,668</u>	<u>492,606</u>	<u>699,189</u>	<u>27,085</u>	<u>32.2%</u>
Excess (deficiency) of revenues over expenditures	(120,142)	313,384	433,526	(93,057)	27,085	
Fund balance - beginning	<u>120,142</u>	<u>108,216</u>	<u>(11,926)</u>	<u>108,216</u>	<u>(11,926)</u>	
Fund balance (deficit) - ending	\$ <u>-</u>	\$ <u>421,600</u>	\$ <u>421,600</u>	\$ <u>15,159</u>	\$ <u>15,159</u>	

**Consolidated Bell Mountain Ranch Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget, Actual and Projected - Governmental Funds
For the Six Months Ended June 30, 2023
Capital Projects Fund**

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)	Projected 12/31/2023	Variance Favorable (Unfavorable)	Percentage of Annual Budget
Revenues						
Transfer from General Fund	\$ 50,000	\$ -	\$ (50,000)	\$ 50,000	\$ -	0.0%
Interest income	3,916	11,189	7,273	3,916	-	285.7%
	<u>53,916</u>	<u>11,189</u>	<u>(42,727)</u>	<u>53,916</u>	<u>-</u>	<u>20.8%</u>
Expenditures						
Major Repairs & Maintenance	263,250	383	262,867	263,250	-	
Capital Improvemnts	11,500	-	11,500	11,500	-	0.0%
	<u>274,750</u>	<u>383</u>	<u>274,367</u>	<u>274,750</u>	<u>-</u>	<u>0.0%</u>
Excess (deficiency) of revenues over expenditures	(220,834)	10,806	231,640	(220,834)	-	
Fund balance - beginning	448,200	452,530	4,330	452,530	4,330	
Fund balance (deficit) - ending	<u>\$ 227,366</u>	<u>\$ 463,336</u>	<u>\$ 235,970</u>	<u>\$ 231,696</u>	<u>\$ 4,330</u>	

**Consolidated Bell Mountain Ranch Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget, Actual and Projected - Governmental Funds
For the Six Months Ended June 30, 2023
Debt Service Fund**

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)	Projected 12/31/2023	Variance Favorable (Unfavorable)	Percentage of Annual Budget
Revenues						
Property taxes	\$ 751,770	\$ 725,145	\$ (26,625)	\$ 751,770	\$ -	96.5%
Interest income	6,000	15,024	9,024	6,000	-	250.4%
	<u>757,770</u>	<u>740,169</u>	<u>(17,601)</u>	<u>757,770</u>	<u>-</u>	<u>97.7%</u>
Expenditures						
Loan interest Series 2020	294,535	145,250	149,285	294,535	-	0.0%
Loan principal Series 2020	425,000	-	425,000	425,000	-	0.0%
Paying agent fees	3,000	-	3,000	3,000	-	0.0%
Treasurer's fees	11,277	10,880	397	11,277	-	96.5%
	<u>733,812</u>	<u>156,130</u>	<u>577,682</u>	<u>733,812</u>	<u>-</u>	<u>21.3%</u>
Excess (deficiency) of revenues over expenditures	23,958	584,039	560,081	23,958	-	
Fund balance - beginning	<u>381,297</u>	<u>394,213</u>	<u>12,916</u>	<u>394,213</u>	<u>12,916</u>	
Fund balance - ending	<u>\$ 405,255</u>	<u>\$ 978,252</u>	<u>\$ 572,997</u>	<u>\$ 418,171</u>	<u>\$ 12,916</u>	

Consolidated Bell Mountain Ranch Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget, Actual and Projected - Governmental Funds
For the Six Months Ended June 30, 2023
Water Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)	Projected 12/31/2023	Variance Favorable (Unfavorable)	Percentage of Annual Budget
Revenues						
Transfer from BMRMD	\$ -	\$ 30	\$ 30	\$ 30	\$ 30	0.0%
Tap Fees	35,000	-	(35,000)	-	(35,000)	0.0%
Interest income	100	16,043	15,943	16,043	15,943	16043.0%
	<u>35,100</u>	<u>16,073</u>	<u>(19,027)</u>	<u>16,073</u>	<u>(19,027)</u>	<u>45.8%</u>
Expenditures						
Wastewater disposal	80,000	29,784	50,216	29,784	50,216	37.2%
Town of Castle Rock	600,000	-	600,000	-	600,000	0.0%
Misc operations	20,000	5,991	14,009	5,991	14,009	30.0%
	<u>700,000</u>	<u>35,775</u>	<u>664,225</u>	<u>35,775</u>	<u>664,225</u>	<u>5.1%</u>
Excess (deficiency) of revenues over expenditures	(664,900)	(19,702)	645,198	(19,702)	645,198	
Fund balance - beginning	<u>715,524</u>	<u>738,801</u>	<u>23,277</u>	<u>738,801</u>	<u>23,277</u>	
Fund balance - ending	<u>\$ 50,624</u>	<u>\$ 719,099</u>	<u>\$ 668,475</u>	<u>\$ 719,099</u>	<u>\$ 668,475</u>	

RESOLUTION NO. 2023-8-1**CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO**

**A RESOLUTION CALLING FOR A NOVEMBER 7, 2023, SPECIAL ELECTION,
AUTHORIZING AN ELECTION ON THE QUESTION OF A PROPERTY TAX
RATE EXTENSION AND APPOINTING A DESIGNATED ELECTION
OFFICIAL**

WHEREAS, the Consolidated Bell Mountain Ranch Metropolitan District (“District”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, due to inflationary pressures, the current voter approved annual ad valorem property tax operation and maintenance dollar amount of \$500,000 is insufficient to fund the operation and maintenance needs of the District; and

WHEREAS, due to recent increases in the total assessed valuation of all taxable property within the District, the Board of Directors (“Board”) of the District can reduce the District’s current and operation and maintenance ad valorem property tax mill levy of 23.27 mills if the reduced mill levy is approved as a voter approved revenue change under Article X, Section 20 of the Colorado Constitution, and any other law; and

WHEREAS, the Board has further determined that due to the increase in the total assessed valuation of taxable property within the District a reduced ad valorem property tax rate of 22 mills that is a voter approved revenue change under Article X, Section 20 of the Colorado Constitution, and any other law, will produce revenue in excess of the current \$500,000 fixed dollar amount to help defray increased District operating and maintenance costs; and

WHEREAS, the Board of the District has determined and hereby determines and declares that the interest of the District and the public interest and necessity require that the District be authorized to extend the Districts current operation and maintenance mill levy at a reduced rate of 22 mills for collection in calendar year 2024 and future tax years in accordance with the provisions and restrictions set forth in Article X, Section 20 of the Colorado Constitution (“TABOR”); and

WHEREAS, it is necessary to submit to the eligible electors of the District the question of extending the District’s current operation and maintenance ad valorem

property tax mill levy at a reduced rate of 22 mills for collection in 2024 and subsequent tax years at an election to be conducted on November 7, 2023, in accordance with the provisions of the Special District Act (“Act”), the Uniform Election Code of 1992 (“Code”), and TABOR (the Act, Code and TABOR being hereinafter referred to collectively as the “Election Laws”); and

WHEREAS, the election is required to be conducted as a coordinated election, and the Douglas County Clerk and Recorder (“County Clerk”) is the Coordinated Election Official for the election and shall be responsible for mailing the notice required pursuant to Article X, Section 20 of the Colorado Constitution (“TABOR Notice”); and

WHEREAS, the District is required to enter into an Intergovernmental Agreement with the County Clerk regarding the conduct of the election and mailing of the TABOR Notice on or before August 29, 2023; and

WHEREAS, the District intends to cooperate with the County Clerk to provide all necessary ballot title, notices, and various agreements to the County Clerk for the conduct of the election and mailing of the TABOR Notice.

NOW, THEREFORE, be it resolved by the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District in the County of Douglas, State of Colorado that:

Section 1. A special election of the eligible electors of the District shall be held on Tuesday, November 7, 2023, (“Election”) at which Election there shall be submitted to the eligible electors of the District the question in substantially the form as shown on **Exhibit A**, attached hereto, and incorporated herein by this reference.

Section 2. The Board hereby designates Crystal Schott as the Designated Election Official for the conduct of the Election on behalf of the District, who is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of Election Laws or other applicable laws. The Election shall be conducted in accordance with the Election Laws, and other applicable laws. Among other matters, the Designated Election Official shall arrange for the required notices of election, including the TABOR Notice, and direct that all other appropriate actions be accomplished.

Section 3. The Board hereby approves and authorizes the Designated Election Official or Board officers to execute and enter into the Intergovernmental Agreement with the County Clerk on behalf of the District, regarding the conduct of the Election and the mailing of the TABOR Notice. The Election and mailing of the District’s TABOR Notice shall be in accordance with the provisions of such Intergovernmental Agreement.

Section 4. The Election shall be conducted in coordination with the County Clerk in accordance with all relevant provisions of the Code. The County Clerk is the Coordinated Election Official for the Election and shall be responsible for mailing the TABOR Notice.

Section 5. The ballot title for the revenue and spending authorization/extension shall be in substantially the form shown on Exhibit A attached hereto and incorporated herein by this reference.

Section 6. Pursuant to Section 1-11-203.5, C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five (5) days after the title of the ballot issue or ballot question is set.

Section 7. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, it being the Board's intention that the various provisions hereof are severable.

Section 8. Any and all actions previously taken by the Designated Election Official or the officers of the Board of Directors or any other persons acting on their behalf pursuant to the Election Laws or other applicable laws, are hereby ratified and confirmed.

Section 8. All acts, orders, and resolutions, or parts thereof, of the Board which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

Section 9. The provisions of this Resolution shall take effect immediately.

ADOPTED this 1st day of August, 2023.

**CONSOLIDATED BELL MOUNTAIN
RANCH METROPOLITAN DISTRICT**

By: _____
Russell J. Grant, President

Attest:

Jay Smith, Secretary/Treasurer

EXHIBIT A TO ELECTION RESOLUTION

**CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
BALLOT ISSUE 6:**

WITHOUT AN INCREASE IN THE CURRENT OPERATIONS AND MAINTENANCE MILL LEVY RATE, SHALL CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT BE AUTHORIZED TO RETAIN ALL AMOUNTS ANNUALLY RAISED BY AN AD VALOREM PROPERTY TAX MILL LEVY IMPOSED AT A RATE OF TWENTY-TWO (22) MILLS (WHICH RATE IS LOWER THAN THE CURRENTLY IMPOSED RATE OF TWENTY-THREE AND TWO HUNDRED AND SEVENTY-EIGHT (23.278) MILLS) AS A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION, WHICH AUTHORIZATION SHALL REPLACE ALL PREVIOUS VOTER-APPROVED BALLOT MEASURES RELATING TO THE DISTRICT'S OPERATIONS AND MAINTENANCE MILL LEVY, WITH REVENUES TO BE USED TO PROVIDE FOR ANNUAL OPERATING AND MAINTENANCE COSTS INCLUDING, AMONG OTHER THINGS, ROAD MAINTENANCE AND REPLACEMENT, OPEN SPACE MAINTENANCE, FIRE MITIGATION, AND PARKS AND TRAILS MAINTENANCE AND REPLACEMENT; AND SHALL THE REVENUE FROM SUCH MILL LEVY ALSO CONSTITUTE AN EXCEPTION TO THE LIMITATION SET FORTH IN SECTION 29-1-301 OF THE COLORADO REVISED STATUTES AND ANY OTHER LAWS RELATED TO ANNUAL REVENUE LIMITATIONS?

YES/FOR

NO/AGAINST