

# Brush Creek Metropolitan District

The January regular board meeting was held 1 week later than usual on:

Date: Tuesday, January 23rd, 2007

Time: 6 pm

Place: Snowmass Chapel Community Room

Present: Lawson Wills, Isabel Day, Mike Cooper, Kelly Gessele, Kevin McClure

Absent: Joyce Hardy, Jerry Scheinbaum

Public Present: GR Fielding (PitCo Engineer), Stan Bialek

## Agenda

1. Call to Order. 6:10

2. Public Comment.

3. Water Plant Manager's Report.

A new 7.5 hp pump motor has been adapted to the current pump housing. The new pump is running cooler and on lower amps. Kelly is approved to rebuild current bad pump w/7.5 hp. Electrical use is up due to a rate increase as well as an electrical problem in the system. The controls were recalibrated to stop constant on/off. The motors are still single phase. It was not necessary to go to three phase to install new more efficient motors. This averts a large potential expense of switching to 3 phase.

The control trouble is a common/constant problem with our control system. A newer alternative is a control unit called the "Red Line" which works off a transducer. Kelly will prepare a proposal to upgrade.

There are no known leaks.

4. BCMD Manager's Report: Kevin was contacted by Mike Kramer from P&Z, Monroe Summers has asked for dump place for snow from other properties on Cozy Point property back by the archery spot. An information packet from P&Z was reviewed. The Boards' immediate concerns are: traffic, use of Upper Ranch Road, piles of snow with trash, other people using the dumping area, eye sore from highway.

5. Budget

a. final review of 2007 budget - approved

b. sign 2007 budget to file DOLA - 2005 actual, 2006 budgeted, 2007 projected. Roger Maggard to do the actual for 2005 by the end of the week.

c. 2006 Year End (to date) - reviewed. No major concerns.

A resolution was made to move all trash related income and expenses from the operating section of the budget to the enterprise section of the budget.

Motion - Mike Cooper

Second - Lawson

In Favor - All in favor.

6. Bills/Finance

a. Bills approved.

b. AR- Sanders: Kelly repaired a wire and later replaced the meter with the newer model. We have an outstanding problem with high usage in one month. Kelly assures that when a meter breaks you will never have a reading that is higher. Failing meters read low or stop. AR for Sanders is \$2,200. Lawson requests Sanders to attend the Feb. 20th meeting.

7. Approve Minutes. - NA

**8. Other Business**

**a. Bus stop safety concerns –:**

The Medicine Bow stop is used by 12-13 children. Mike went to the HOA meeting and heard that some parties feel there is an unsafe situation on the Medicine Bow side. The problem is created by cars parking on the road, children crossing the road and cars driving on the road. Stan met with Diane Sirco, GR (from Pitco) and Ted Davis. A letter is to go out with water bill and will be posted on dumpster on Medicine Bow. The parents are part of the problem. Stan would like a light that shuts Medicine Bow off for the bus. Arturo the bus driver said he will leave the flashing lights on until all the kids are in and leave the lights on down the road to Brush Creek. GR is investigating whether a light is an option.

**9. Adjourned**

# Brush Creek Metropolitan District

## Meeting Notice – Regular Monthly Meeting

The monthly meeting for February 2007 will be held as scheduled on:

Date: February 20<sup>th</sup> 2007

Time: 6pm

Location: Snowmass Chapel Community Building (Library)  
5307 Owl Creek Road in Snowmass Village.

### Agenda\*

1. Public Comment
2. Plant Manager's Report
3. Manager's Report
4. Bills/ Finance
5. Other Business  
-Sanders – water bill
6. Adjournment

No one can find  
any minutes from  
this meeting anywhere!  
Seem to be non-existent?  
We checked 3 different  
computers + anywhere else  
we can think of.

\*Chairman may change order of agenda as necessary

# Brush Creek Metropolitan District

The March 2007 regular board meeting was held on:

Date: Tuesday, March 20, 2007

Time: 6 pm

Place: Snowmass Chapel Community Building

Attending: Mike Cooper, Lawson Wills, Joyce Hardy, Glenda Knight

Absent: Jerry Scheinbaum, Isabel Day, Kevin McClure, Kelly Gessele

## Agenda

1. Call to Order. 6:25pm
2. Approve Minutes - none
3. Public Comment - none
4. Water Plant Manager's Report - none
5. BCMD Manager's Report – none
6. Glenda's Report – The Restricted Project Fund is no longer needed. Our auditor advised that it is proper to close that account and put the money into the Water Capital Fund. The Board agreed that it should be done. It was also discussed and agreed that Glenda has the authority to waive finance charges and reduce bills as necessary.
7. Budget – regular review – Lawson is concerned about the amount budgeted for snowplowing, it looks like more \$ is needed there. He asked if could move \$ from other items to increase the snowplowing amount. Glenda will ask Roger, our auditor, about the possibility of doing that.
8. Bills/Finance:
  - a) review and sign bills
  - b) A/R
9. Other Business: There was an executive session to discuss an hourly raise for Glenda and a time frame for Glenda to take over the rest of Kevin's duties. It was decided that Glenda would receive a \$10 an hour raise to \$35 per hour as of March 19<sup>th</sup> , and Glenda will make every effort to take over all duties from Kevin by July 1<sup>st</sup>.
10. Adjournment 7:55 pm.

# Brush Creek Metropolitan District

## Minutes

The April 2007 regular board meeting was held on:

Date: Thursday, April 19, 2007

Time: 6 p.m.

Place: Snowmass Chapel Community Building

Attending: Mike Cooper, Jerry Scheinbaum, Joyce Hardy, Glenda Knight, Kelly Gessele, Kevin McClure

## Agenda

1. Call to Order. 6:45 p.m.
2. Approve Minutes – Michael motioned for approval, Joyce seconded, minutes approved.
3. Public Comment – none
4. Water Plant Manager's Report
  - Consumer Confidence Report is being compiled and will be sent out in this quarter's water billing or mailed separately.
  - Current 2 water pumps will have motor upgrades from 5 hp to 7.5 hp. Discussion to add a pump for a total of 3 pumps (each pump is \$4000.00, installing is approx. \$400 each). Pumps are warranted for 3 years. New pumps will monitor tank water levels more efficiently, and water will be topped off depending on demand. Water pressure will be monitored at the tank.
  - No leaks now. Fault line was followed from top to bottom of subdivision adding valves to decipher location of any leaks.
5. BCMD Manager's and Administrator's Reports
  - Subdivision homeowner's water usage chart was reviewed. Homeowner's water consumption cases reviewed for high users and outstanding A/R. Glenda accompanied Greta and Jeremy to record readings and update records on Monday, April 2<sup>nd</sup>. Kevin recommended changing meter mountings to new posts marked with property addresses.
  - Glenda and Kevin still looking for a utility billing software program. Discussion regarding increasing water fee charge from \$75.00 per user to cover increased administrative costs to administer system. Fee will be listed as a water expense item after notifying auditors.
  - Review of how budget line items can be changed by an amendment to the budget. The Restricted Project Fund was closed and the balance put in the Water Capital Fund. The Bond Fund portion of the Pitkin County taxes for the first 3 months of 2007 is now deposited in the Bond Fund.
6. Budget – Regular View (note items in Manager and Administrator Reports)
7. Bills/Finance – Bills were reviewed and signed.
8. Other Business: Jerry would like to pursue natural gas option for subdivision. Kevin will notify Brian Pettit about washing down subdivision roads. Joyce brought up board attendance, tardiness, meeting times and locations. Discussion regarding possible changes for future meetings.

The meeting was adjourned at 8:50 p.m.

# Brush Creek Metropolitan District

Did not have a quorum – No official meeting was held in May.

## Meeting Notice – Regular Monthly Meeting

**Note: Time and Location have been changed from the usual.**

The monthly meeting for May 2007 will be held on Tuesday May 22<sup>nd</sup> 2007.

Date: May 22<sup>nd</sup> 2007  
Time: 5:30pm  
Location: Cooper Day Real Estate office  
400 E. Hyman Ave.  
Aspen, CO

### Agenda\*

1. Call to Order
2. Approve minutes
3. Public Comment
4. Water Plant Manager's Report
5. BCMD Manager's Report
6. Budget – regular review
7. Bills/ Finance
  - a) Glenda's report
  - b) A/R
8. Other Business
9. Adjournment

\*Chairman may change order of agenda as necessary

# BCMD Minutes

**Date:** June 21, 2007

**Time:** 5:30pm

**Location:** Cooper Day, 400 E. Hyman, Aspen, CO 81611

**Present:** Mike Cooper, Joyce Hardy, Jerry Scheinbaum, Isabel Day, Glenda Knight, Kevin McClure

**Absent:** Lawson Wills, Kelly Gessele

## Agenda:

1. **Call to Order:** 5:40
2. **Approve Minutes:** The auditor mentioned that our minutes need to be approved on a timely basis. Jerry **motioned** for approval of the April 19, 2007 meeting minutes (there was no May meeting), Mike seconded. All approved.
3. **Public Comment:** none
4. **Water Plant Manager's Report:** (Kevin) Leak today. Alarm went off this morning – auto call. Upper tank low – high usage. Digging 4 way connection – isolation valves may have just paid off. Upper tank not recharging – looking for truck to haul water.  
Still water call: Kevin found wet gulley, ditch on Solar Way – need to check.  
Still water: Kip called from Snowmass Water and San. Tested for chlorine. Jerry says there is a ditch that flows out – near Pioneer Springs.  
Kelly fixed Joyce's meters  
Town of Snowmass covered the Main Meter with dirt and Kelly and SW & S were unable to read on June 1<sup>st</sup> 2007.
5. **BCMD Manager's Report:**
6. **Budget** – regular review
7. **Bills/Finance**
  - a. Glenda's report: Mike motioned to approve bills for April, May, 2007. Jerry Seconded, all in favor. Mike **motioned** to accept the December 31<sup>st</sup>, 2006 Auditor's Report. Jerry seconded, all in favor.
  - b. A/R – down to \$6,000.
8. **Other Business**
  - a. Crack Sealing – Jerry says there are at least 50 cracks side to side that need to be sealed. Needs to be done with air gun and seal. Draeger, Ram Excavating, Double M, American. When is the best time to do it – September, not too hot. Kevin will get bids.
  - b. Natural gas line – four people have asked Jerry about gas, Jerry spoke to guy at KN Energy and he felt they would not charge 5k per house. Gas would mean less wear and tear on roads of propane delivery trucks. Go to Holy Cross and let them know we are going to Natural Gas. Jerry said he would follow up with the gas company.
  - c. Thistle: Jerry called the county and they sprayed the Thistle at the bottom of Juniper yesterday.

- d. Cost of Water: Isabel would like a study done by Glenda to determine actual cost of water. Glenda will report next meeting.
- e. Dumpster: Isabel would like to know when we get a new dumpster on Juniper – we have the money. Next meet go over plans. Should have survey already. Check in Cooper’s old file. MC will follow up – need to call Don Scarrow – successor to see if they exist.
- f. Taps/Meters: Cronenberg has two meters. Jerry remembers that the board approved the second meter but did not take an additional fee. Mike called Steve Conner about number of taps vs meters and he said not to worry that it is a matter of gallons.  
Alice Koelle needs to do another meter and tap into a different part of the Line or cut through all of her trees. Do we allow? We need to define “Tap” (legally) and be prepared for more ADUs. Joyce would like to see additional charges for trash for all with ADU’s. Jerry would like to charge \$2000. for the tap into the main line and a quarterly fee for meter reading and billing.  
Jerry makes a **motion** to charge an ADU Tap fee of \$2,500. as well as a quarterly fee to be determined. Any second tap is subject to the approval of the Board. Joyce seconded and all in favor. (Subject to legal review)  
Mike will call Conner in the morning.

**9. Adjournment: 7:20pm Next meeting July 17, 2007**



# BCMD Minutes

**Date:** July 17, 2007

**Time:** 5:30pm

**Location:** Cooper Day, 400 E. Hyman, Aspen, CO 81611

**Present:** Mike Cooper, Joyce Hardy, Jerry Scheinbaum, Isabel Day, Glenda Knight, Kevin McClure, Lawson Wills

**Absent:** Kelly Gessele

## Agenda:

1. **Call to Order:** 5:40
2. **Approve Minutes:** review gas – Jerry waiting for a call back. Jerry made a motion to approve the June 21, 2007 minutes, Mike seconded and all approved.
3. **Public Comment:** Joe Fredricks to speak for owner Tal Aviram – second home owner– (previous Bethel house) 1226 Medicine Bow- turns irrigation system on – no leak. 3 days later gets a call from Mike that there is a leak. Joe goes down and can not see anything. Go down hill side and there is flowing water. 1 inch main irrigation line after the backflow preventor. Tall grass, not easy to see. Joe digs it up, system not installed property, valve and extra pipe PVC. Water came from main supply, to house, into house and out of house to sprinkler system. Master valve not there.

**Kevin asks:** what is going on with equipment. Built parking area for trailer.

### Questions from owner:

- a. Is there an isolation valve? Lawson says there should have been a master valve on the irrigation system with timer. Master Valve off unless clock says to sprinkle.
- b. Why was the hole dug? Did it help?
- c. Why was his property not isolated?

4. **Water Plant Manager's Report:** Kelly not here. Kevin to give report. The leak: 17k cost to BCMD at the moment not including patching the road.

**Search Plan:** check tanks for numbers and pumps running, look for water, throw isolation valves.

**Immediate to do:** Kelly, Glenda and Kevin come up with immediate things to do on Monday 23, 2007.

## 5. BCMD Manager's Report:

**6. Budget:** Need to have budget meeting in September to identify projects and projections.

## 7. Bills/Finance

- a. Glenda's report
- b. A/R

## 8. Other Business:

- a. Discuss **hasty search** plan for water leaks  
Ideas: upper system, lower system, charged and cleared meter wand for reading- check readings and see if obvious by last reading, phone numbers of

all owners grouped in zones, all board members notified, chlorine test kit.

Walky talkies, phone chargers, shop vac

- b. More trash pick-up days: \$452.00 for one more day pickup. Will they do Sunday pickup or late Saturday.
- c. New Dumpster: \$33k high estimate for construction and an additional \$32k to repave (90ft by 20ft at \$18.00 sqft.) total 65k. Lawson would like the items budgeted properly. Oct 15<sup>th</sup> need budget submitted.
- d. Tiege: parking on the side of the road. Kevin will contact and will tell Tiege that the Board's inclination is to place boulders before winter.

**9. Adjournment: 7:50pm**

## BCMD Minutes

**Date:** August 23, 2007

**Time:** 5:30pm

**Location:** Cooper Day, 400 E. Hyman, Aspen, CO 81611

**Present:** Mike Cooper, Joyce Hardy, Isabel Day, Glenda Knight, Kelly Gessele

**Absent:** Kevin McClure, Lawson Wills, Jerry Scheinbaum

### **Agenda:**

1. **Call to Order:** 5:45
2. **Approve Minutes:** Mike makes a motion to approve the July 17, 2007 minutes; Joyce seconds the motion and all in favor.
3. **Public Comment:** No public present
4. **Water Plant Manager's Report:** **Raines** is an empty lot and would like a tap. **Lambert** would like a tap as well at the same time. Both have been paying for service. Water line is on the other side of the road. Kelly has done 7 taps in last 8 years. County may require fire systems in the new houses which means they may need a 1.5" to 2" line. Kelly is to make sure that the contractors know they can not cut the road, not Holy Cross. Glenda will try to contact the GC.  
**Gates:** 0845 Brush Creek: request to upgrade the size of their water service to 2" because the county is requiring upgrade due to remodel and fire safety. We have plenty of water and pressure. Kelly will tap into the main and run a short line to the service to the meter and stub out the old line. Kelly will let them dig it from the meter to the house and will inspect their work. They will incur a \$2,500. cost for the tap replacement which will go into the water capital fund.  
**Mullen:** Meter is at the bottom of the driveway. She has paid her bills and the bills have been abnormally high the last two years. A plumber has pressure tested the system and has not detected any problems. Kelly installed a meter at the top of the driveway near the house in June. Readings on that meter reflect normal usage for June and July. Readings on the meter at the bottom of the driveway continue to show very high usage. Kelly is waiting for a check valve to install to prevent possible backflow and should get an accurate reading and we will be able to adjust accordingly. Glenda is to meet with her next Wednesday.  
**Water use:** We did not have readings from the Rodeo lot meter for two months, May 1<sup>st</sup> and June 1<sup>st</sup>, 2007.  
**Meters:** Several meters have not spun in two or more months. Bialac and Wills are two houses that we know should show usage but do not in the past three to four months. Kelly will address this problem immediately.  
**Patch the hole:** 4 way stop. Kelly is ready to pave last week but the truck broke down. Kelly says it will be done by the end of September.
5. **BCMD Manager's Report:**
6. **Budget :** hoses purchased to run water from Jerry's house to the island at Juniper entrance.
7. **Bills/Finance**

a. Aviram leak: current total is \$13,750. plus the paving. Mike will get an estimate on the paving so that we can send out a prompt bill. Owner has paid the water bill at the accelerated rate for a total of \$1,700. Isabel would like to see the rate adjusted to the base rate and charge for the leak

b. water costs: last year \$5.74 per 1000 gal and this year \$7.83 so far.

Accounting is greater this year because Glenda is being careful to allocate the correct amount to the water enterprise. We are trying to get an accurate and realistic cost of water.

c. A/R – handed out

**8. Other Business:**

a. Leak hasty search: look at the electrical, check main meters, Kevin is to write up a plan but did not provide one at this meeting.

**9. Adjournment: 7:35pm**

## BCMD Minutes

**Date:** September 18, 2007

**Time:** 5:30pm

**Location:** Cooper Day, 400 E. Hyman, Aspen, CO 81611

**Present:** Mike Cooper, Joyce Hardy, Jerry Scheinbaum, Isabel Day, Glenda Knight, Kevin McClure, Lawson Wills

**Absent:** Kelly Gessele

### Agenda:

1. **Call to Order:** 5:45pm
  2. **Approve Minutes:** Joyce makes a **motion** to approve the August 23, 2007 minutes. Mike Seconds the motion. All in favor. August 23, 2007 minutes approved.
  3. Jerry would like a vote and/or further discussion on the additional trash fee for ADU. Discussion of separate units versus caretaker units, versus in-house renters. Joyce feels that an additional separate unit means two structures. Jerry would like to raise the cost of trash for all rather than pursue the additional charge for an ADU. Mike makes a **Motion** to re-affirm an additional fee for ADU and define ADU at a later time. Motion dies for a lack of Second. Discussion about cost of trash and whether we need to raise prices. Budget is \$20k. we have spent \$33k and should be fine when the payments come in. 50% daily labor is spent on dumpster maintenance, sweeping, pick up.
  4. **Public Comment:** None
  5. **Water Plant Manager's Report:** given by Glenda  
**Raines** is using a 1" tap and will bore.  
**Lambert** is not going to pursue a tap at this time  
**Gates:** needs 2" line. We still are waiting on a letter. He has changed excavators and is not sure when he will put the tap in. Jerry says standard line is 3/4" not 1" in the Service Agreement.  
**Four Corner Road Patch:** Kelly will patch by the end of the month. Joyce says that the last rain storm moved a lot of the gravel.  
**Sells:** Fish water feature is leaking from the hose going into the fish feature and on the other end as well. Sells used 278k in August and we are not sure about September usage yet. Glenda will call to give George a heads up. We need a second reading and Glenda has called Kelly's daughter Greta, to set up.  
**Kevin:** We are currently half old meters and new meters. The new meters are faster yet do not allow individual owners to monitor their own meters. We could call owners when they exceed 25,000. gallons in a single month. Glenda could make a call and document the call. Lawson agrees that we need a procedure that can be followed. Over usage Procedure to be discussed next meeting.
- 5 BCMD Manager's Report:**  
**Plowing:** Glenda will contact Bobby Homes to make sure he is willing to plow this year. We need to know what he is charging this year so that we can budget. We spent \$57,000. last year.

**Roads:** Crack sealing. Lion Construction, Kevin counted cracks and length and multiplied. One bid was \$4,000. and the other \$7,500. Medicine Bow above the four way and Daniel Drive both need a lot of work. Jerry suggests Chip sealing Daniel, Turtle Cove, Medicine Bow, and Sage Brush. Lawson would like a bid on Chip Seal. Kevin would like to let Lions (Harley) do the work knowing that it will run higher than their estimate. They will blow out the cracks and seal. Jerry makes a **Motion** to have Lions crack seal the new roads. Mike seconds and all in favor.

**Dumpster:** Kevin took the design and calculated low \$20,000. to build a new dumpster. A big expense is replacing the road in front of the dumpster for \$27,000. Jerry would like to leave the Juniper Hill Dumpster where it is. \$50,000. is being put in the 2008 budget for new dumpster and new road in front. Should it be a capital item, roads or trash?

6 **Budget:** Governing body needs to be presented with Budget soon after October 15<sup>th</sup>. Vote on the Budget next meeting October 16. For 2008 budget add dumpster and review a bid for chip seal roads that are in need and possibly add to budget. Budget for Kevin, Glenda and Alex combined.

7 **Bills/Finance:** We have a surplus in the Bond Fund. We need to distribute to the Road and Water Capital Accounts. Checking is high because we have not paid out to Capital Funds. After our payment to the Bond Fund we will end up with a possible 120k surplus. Need to discuss with Roger because the Bond Fund should be a tight number. At the end of 2006 the Bond Fund started with 126k. It was left from the re-fi.

8 **Other Business:**

**Letter** from Pioneer Springs regarding Mailboxes to be discussed next meeting. Lawson would like our **insurance** agent to come and discuss our coverage- what are we covered for if our water system fails.

**Elections:** May – who is up?

9. **Adjournment: 7:50pm**

## BCMD Minutes

**Date:** October 16, 2007

**Time:** 5:30pm

**Location:** Cooper Day, 400 E. Hyman, Aspen, CO 81611

**Present:** Mike Cooper, Joyce Hardy, Isabel Day, Glenda Knight, Kevin McClure, Lawson Wills, Jerry Scheinbaum, Kelly Gessele

**Absent:** None

### Agenda:

1. **Call to Order:** 5:45

2. **Approve Minutes:** Joyce makes a motion to approve the minutes of September 18, 2007. Mike seconds and all in favor.

3. **Public Comment:** None.

4. **Water Plant Manager's Report:** (Kelly)

Three homes are requesting larger lines. **Gates** wants to abandon current meter and put in 2" line. A 2" line could drain one of the tanks in a couple of hours – another option is to require a storage tank. They have been told to present a letter to the board from the county requiring the larger line. **Lambert and Raines** have complaints about doing a bore and plan to bore under the road this Sat. Kelly is requiring a copper line 7' below the road. They will dig out on the water line side of the road and they are going to do a large enough bore for two lines. The water line is on the uphill side of the road. Jerry would like the lines to remain ¾" and not allow a 2" line for any construction. Storage should be used instead. There is too much risk to the road if there is a break in the line. Water Service Agreement states that houses will be serviced by ¾" line. If this limits the sizes of houses that is ok.

Lambert has to pay a tap fee (true??). All Pioneer Springs have 2" lines.

**Mink:** Water feature leak – used 100,000 gal. bill at regular rate.

**Aviram:** Billed at the regular accelerated rate \$1,600. for all of the water related to the leak and he is being billed close to 16k for the leak and related repairs.

Jerry makes a **motion** to make a temporary limit on all water lines in the BCMD to ¾" until approved permanently . Further conversation distracted motion.

Lawson makes a **motion** to instruct the BCMD Water Plant Manager to get a formal approval from the complete board before installing any taps in the BCMD. Jerry seconds, all in favor.

5. **BCMD Manager's Report (Kevin)**

**Roads:** Crack sealing to be done this weekend by Lyon. Estimate was 4k. The new construction on Upper Ranch Road is cracking the new road due to heavy truck traffic.

**Dumpster:** Kevin brought drawing of new latch for the bear damage on the Medicine Bow and Juniper Hill Dumpsters. We need to fix the door on Medicine Bow – hole on the bottom one door more bear damage.

**6. Budget :**

**Budget distribution:** We will distribute the budget to the public by putting a notice on the dumpster with direction to contact Glenda.

**Dumpster:** We can fund the dumpster upgrade by adding \$32.00 to the trash fee per quarter per household. This will pay for a third of the project. The cost to add recycling has not been added to billing. Mike makes a **motion** to make effective the next billing to raise the trash rate per home to \$120.00 up from \$88.00 per quarter.

Jerry seconds the motion. All in favor.

**Specific Ownership Taxes:** Taxes received from licenses and vehicles. The mills are split. Another question for the Accountant.

**Road Maintenance:** 40k, leave it where it is. We used 14k this year. Mike will call GMCO (Dick Stevenson) to see if there is time to Chip roads. Jerry will call the county to see if they will chip and seal the three side roads.

**Water Main Repairs:** 2007, 13k budgeted and we will spend 30k. 30k for 2008.

**7. Glenda's Report:**

Plowing: Bobby Holmes is all set for this year and will respect last year's rates.

No invoice from Snowmass Water and San for the month of September yet.

Rosa Bialec: Glenda met with her, her reason for gathering the information is to protest her property tax increase. She has a hearing this week.

**8. Bills/Finance:** Motion to Approve September, 2007 bills as presented, 2<sup>nd</sup>, Motion Passed.

**9. Other Business:** Jerry would like a sub-division manager and Kevin wants to move on.

**10. Adjournment: 8:30pm**



# BCMD Minutes

**Date:** November 20, 2007

**Time:** 5:30pm

**Location:** Cooper Day, 400 E. Hyman, Aspen, CO 81611

**Present:** Mike Cooper, Joyce Hardy, Jerry Scheinbaum, Isabel Day, Glenda Knight, Kevin McClure, Kelly Gessele, Mike Mullen, Tal Aviram, Rosa Bielec, Chuck Mayer and wife, Todd Hiemel, Alice Koelle

**Absent:** Lawson Wills

## Agenda:

1. **Call to Order:** 6:45 pm
2. **Approve Minutes:** Joyce makes a **motion** to approve the October 16, 2007 minutes. Mike seconds the motion and motion is passed.
3. **Public Comment:**  
Rosa: New Tax Assessments, house is valued at 3.695mil. Is the board addressing the mil levy. Taxes will be 15k, taxes would be less in Aspen for a comparable house. Difficulty understanding what they are getting for the taxes. Kevin answer: *the budget is a set amount. As the property value goes up the mil levy decreases as spending goes up by 5.5% or less. Mil levy is less in 2008 than 2007. Concern is that 40% taxes are Brush Creek related.*
4. **Water Plant Manager's Report: Kelly:** In the upper system, only one pump was going on. Electrician and Kelly figured it out and it was fixed. **Dumpster:** Kevin has new idea – to address solar gain. Another way would be to finish out the existing and add an 80 gal water heater for snow melt which would cost approx \$80.00 per month in electricity.
5. **BCMD Manager's Report:** Bear latches are in and need to be installed. Mike asks that Kevin look over the damage done to Upper Ranch Road by the trucks. The contractor is aware the damage is being caused his project.
6. **Budget:** Need to set a date for a budget hearing (public meeting with Board quorum). We need to approve budget before December 14<sup>th</sup>.
7. **Bills/Finance:** Motion to approve October 2007 bills as presented, 2<sup>nd</sup>, Motion Passed.

**Tal Aviram:** Water bill has been paid \$1,626. water usage during leak. Amount of water vs leak expenses. Total unpaid bill for repairs is just short of 16k. Kevin recaps to Tal what happened during the leak. Kelly recaps as well. Tal has 1.5 inch for sprinklers.

Jerry tells about quandary of the District requiring ¾ inch and the County requiring 1.5 inch for fire protection. Jerry suggests to Tal to call Home Owners Insurance.

Mike makes a **motion** to limit the cost of repairs to the home owner to \$1,000. Jerry requests further discussion.

Water System Insurance? *We do have special district insurance*, Kevin gave actual water line footage and we could lay a claim as a district.

Trick is that the 15k was incurred outside of the owner's personal property. Normally the Owner is responsible their side of the meter. Tal thinks that he does not want to pay and that it would open a can with litigation because we would all lose. He has put a flow preventer on. Kelly suggests that every Owner install flow preventer.

**Todd Heibel:** High water usage all summer. Kelly has tried to find something, and can not find anything. ¾ inch line in and not complicated system. When water is shut off the meter does not spin. In May 46k gallons was used, June 133k, July 100k. August 18k, September 19k. Todd does not have an irrigation system but uses hoses and planted a lot of trees and has a drip system. Jerry suggests **pressure testing** the hose bib. The bills are \$5,000. over the 3 quarters of billing. Kelly could put meter on the outside. Inside the house would cause visible leaks in the downstairs. Owner should contact a plumber and do a pressure or leak test. Who will follow up to see if he got a plumber?

**Alice Koelle:** The charge for \$2,500. is she the only one that has paid this fee? How was the fee decided? Did Croneberg have to pay?

8. **Other Business:** Tal would like to see cardboard recycling and more clarification of the mixed bottles etc.

**Chip and Seal:** Kevin drove the roads with the only guy small enough to do the small roads. His estimate was 44k. We do not have a written estimate. We need to know what other repairs they would do on the road.

## 9. Adjournment: 8:20 pm

## BCMD Minutes

**Date:** December 11, 2007

**Time:** 5:30pm

**Location:** Cooper Day, 400 E. Hyman, Aspen, CO 81611

**Present:** Mike Cooper, Joyce Hardy, Isabel Day, Glenda Knight, Rosa Bielec and Michael Mullen

**Absent:** Kelly Gessele, Jerry Scheinbaum, Kevin McClure, Lawson Wills

### Agenda:

1. **Call to Order:** 5:30
2. **Public Comment:** questions in letter Rosa Bielec.
  - trying to get more money for BCMD. We spend \$70k on roads and we get \$23k back. Can we give the roads back and have the County maintain. *Board will contact Steve Conner with questions*
  - Road mitigation assessment fee for heavy truck use on BCMD roads. Is there one and can we charge – *it is on the agenda for summer.*
  - Trash: math doesn't add. *We added pick ups and we raised our rates to reflect rate increase from Waste Management.*
  - Budget for Capital Improvements? How much is there in a reserve account? What do we have budgeted. Approximately \$219k for roads \$135k for water. Can we use this money for entrance improvement?
  - You have 6 checking accounts why? *Glenda lists accounts. Are they in Sweep accounts? They are all earning interest, they are all with Alpine*
  - Why is the electric bill high? *Telephone alarm and pump systems.*
3. **Budget :** review budget. **Motion to approve 2008 budget, 2<sup>nd</sup>, Motion Passed.**
4. **Bills/Finance:** Motion to approve November 2007 bills as presented, 2<sup>nd</sup>, Motion passed.
5. **Other Business:** **We currently have a leak in the main line. Glenda and Kelly are working on finding a leak detector to come and find leak.**
8. **Adjournment: 7:00pm**