Brush Creek Metropolitan District
Thursday, September 17, 2026 at 5:00 p.m.
Meeting held via Zoom

- Joyce Hardy, President
- Jim Laing, Director
- Jerome Meister, Director
- Dean Hill, Director
- Glenn Loper, Director
- Rick Stevens, District Manager
- Cindy Herndon, District Controller
- Maggie McHugh, Water Engineer, Roaring Fork Engineering
- Adrian Aguilar, Water Operator, High Country Utility Services
- Gerald Grayson, Brush Creek Village Resident
- Elizabeth Keating, Brush Creek Village Resident
- Kevin Keating, Brush Creek Village Resident
- Robert Plessett, Brush Creek Village Resident

1. **Call to Order**: The meeting was called to order at 5:04 p.m. by Joyce Hardy.

2. **Approve Minutes: *Motion***: Dean Hill motioned, with a second from Jerome Meister, to approve the minutes of the August 20, 2026 meeting as presented. All were in agreement.

3. **Public Comment**: Elizabeth Keating and Robert Plessett raised concerns about water supply issues in Zone 4, particularly the lack of communication during outages and the impact on residents' daily lives. They suggested implementing additional alert systems including text messaging for water outages and service interruptions. Robert also suggested exploring redundancy options for Zone 4 such as back up pumps and a new tank. Joyce Hardy thanked Elizabeth and Robert for their feedback and noted that the board will continue to look at implementing improvements in both communication and water delivery systems.

4. **President's Comment**: Board President, Joyce Hardy, had no comments for this meeting.

5. **Water Engineer's Report:**

    a. **Monthly Water Usage Report and System Leak Update:** Maggie McHugh from Roaring Fork Engineering (RFE) reported that water loss numbers remained high in August due to the ongoing system leak. The leak, which has been increasing since May, was discovered surfacing on the road near Turtle Cove and is estimated to have caused a 1.5 million gallon or 43% loss this past month. She noted that a repair was completed last week towards what they hope is the main leak in the system. She told the board that focused monitoring by the team would be happening over the next several weeks to assess the

impact of the repair. Elizabeth Keating asked about who pays for the lost water and if there is any risk that Snowmass Water and Sanitation District (SWSD) could decrease or stop supplying water to BCMD. Maggie explained that the metro district covers the cost of the water at a bulk rate, and there is no risk of losing water access as long as the district continues to maintain communication with SWSD.

6. **District Manager's Report:**

   a. **Future System Improvements:** Rick Stevens' report answered a question from Elizabeth regarding what was learned during this leak event that might help with prevention or future improvements to the system to prevent future leaks. Rick briefly reviewed the improvements that have been made to the system in recent years that have improved the district's ability to track water usage and help identify any issues in the system. He confirmed that they maintain regular communication with SWSD and have kept them apprised of all efforts made to locate and repair the system leak. He noted that other leaks had been discovered and repairs made in the process of trying to find the original leak. He stated that they continue to focus on making improvements in areas that are most likely to have issues as well as overall improvements to the aging system. Elizabeth asked if there was anything that residents could be doing proactively to help maintain the distribution system. Rick mentioned that the Eye on Water platform is a tool that hopefully all residents will use at some point to help with early detection of leaks especially in the spring when irrigation systems are turned on. He reviewed the next steps in identifying and prioritizing system improvements and said that the team would be meeting next week to get those determined.

7. **Controller's Report:**

   a. **Individual Water Usage:** Cindy Herndon briefly reviewed the monthly Water and High-to-Low usage reports for August of 2026 noting that the reports are used to verify that owners are adhering to the current irrigation policy. Elizabeth asked about the Eye on Water platform and whether it has the capability to send text messages to alert owners about leaks and service interruptions. Cindy said she would contact the technical services team at Beacon and see if that was an option for future communication.

   b. **Fund Balance:** Cindy presented the Fund Balance report and pointed out current balances in both the water and general operating accounts.

   c. **Receivables**: Cindy reviewed the current receivables noting there are only two accounts with an outstanding balance this quarter. There were no questions or comments.

   d. **Payables**: The payables for both the General and Water accounts were reviewed by Cindy. She highlighted several of the large and new payments being made this month. She suggested that the board approve a transfer of $50,000 from the General Operating Reserve to the General Operating Checking to cover current payables.

      Motion: Joyce Hardy motioned, with a second from Jerome Meister, to pay bills and make the transfer as presented. All were in agreement.

8. **Other Business:**

    a. **Guardrail Improvements:** Elizabeth asked whether any additions or improvements to guardrails in Brush Creek Village have been discussed. Rick explained how the district works with Pitkin County to maintain the roads and adjacent right-of ways. He said that guardrails along with other road improvements would be included in upcoming budget discussions and capital improvement plans. Robert Plessett asked about how improvements such as a new tank installation are approved and funded. Rick explained that the BCMD board would authorize those improvements and listed several options for funding including assessments, bonds, and mill levies.

9. **Date of Next Meeting**: The date of the next meeting has been set for Thursday, October 15, 2026, at 5:00 p.m. via Zoom.

10. **Adjournment**: The meeting was adjourned by Joyce Hardy at 6:05 p.m.