

**Brush Creek Metropolitan District**  
**Thursday, January 20, 2022 at 5:30 p.m.**  
**Zoom Meeting**

- Jerry Scheinbaum, President
- Lawson Wills
- Jim Laing
- Joyce Hardy
- Jerome Meister
- Rick Stevens, BCMD Manager
- Tammy Thurber, Bookkeeper
- Rebecca Driscoll, Meeting Recorder

1. **Call to Order:** The meeting was called to order at 5:30 p.m. by Jerry Scheinbaum.
2. **Minutes:** Minutes of the December 17, 2021 were approved.
3. **Presidents Report:** Jerry alerted the board to a Pitkin County Community Development meeting in January regarding Cougar Canyon, at which Leslie Lamont addressed development rights and approvals for Cougar Canyon, including fire mitigation. It noted that BCMD would not be providing water to that property as it is outside the subdivision boundary. He suggested the Board read the document. He also noted that development requests should be directed to the Landowners Association, rather than Rick Stevens.
4. **Manager's Report: Rick Stevens**
  - **Landowners Association** – The Brush Creek LOA has active board members who are working on planning the annual meeting. Jerome Meister, who jointly serves on the Landowner's Association architectural control committee, updated the BCMD Board on policies being formulated to have applicants entering the review process pay for any necessary engineering reviews; BCMD would be reimbursed for any charges that occur in procuring outside sources in making decisions regarding road impacts or right of ways. Rick will share Meadowood's schedule of charges, which range from \$2,500 to \$18,000. Warranty Bonds are required for any work in right-of-ways, and a construction deposit for road damage. As these are rules and regulations, not covenants, homeowner approval is not required to implement the schedule. The applicant's deposit will also cover Rick's time if required.
  - **Water Report**– Rick presented Maggie McHugh's water report, as she is out of the Country. The year finished with an acceptable 12% water loss, and total usage under 15 million gallons. He reviewed a report of a dozen homeowners who have continuous use, as opposed to intermittent, which often indicates a leak.
  - **Water Leaks** – Rick reported on a couple if small leaks, which could account for the 4-5% difference between readings from Snowmass Water and BCMD. Zone 4 still needs a backup generator, and Rick reminded the Board that approved some funds to design it. Lawson questioned the value of installing a \$100,000 generator which would yield as little as 3-4 minutes of water in an emergency fire combined with loss of power. Rick reminded the Board that fire aside, if the power goes out, even regular water usage would stop.

- **Badger Meters Installation:** Due to holiday schedules and copious snow which buried meters, no meters have been installed yet. Rick thought all 60 could be completed by second quarter, before the summer water demands begin.
  - **Riley Gessele:** Riley officially took over the family water management business in January.
  - **Caucus** – Rick reviewed progress in the newly formed Brush Creek Caucus, which has more power to comment on issues than BCMD.
  - **Trash** – Rick wanted to explore possibly switching to more responsive trash service, who could service the District 7 days a week. He noted also the doors of the trash box on Juniper were getting damaged.
  - **Fire hydrants:** Alex been shoveling them out of snow banks following the late December show storms cycle.
5. **Bookkeepers Report:** Tammy Thurber
- **Receivables:** Tammy updated the Board on any outstanding receivables. The Board encouraged staff to issue shut-off notices to those who very overdue.
  - **Payment options:** Tammy believed better payment options could be implemented by second quarter, including credit cards, and possibly Zelle.
  - **Expenditures:** The Board approved monthly expenditures for payment.
6. **Date of Next Meeting:** The next meeting was scheduled for Thursday, Feb 17<sup>th</sup>.
7. **Adjournment:** Jerry motioned to end the meeting at 6:52, seconded by Lawson Wills.