
RECORD OF PROCEEDINGS

Chatfield Corners Metropolitan District June 30, 2020, Meeting Minutes

Minutes of the Meeting of the Board of Directors Chatfield Corners Metropolitan District June 30, 2020

A regular meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held on Tuesday, June 30, 2020, at 5:30 p.m. at the Eagle Valley Rod and Gun Club located at 100 Gun Club Road, Gypsum, Eagle County, Colorado in accordance with State regulations.

Attendance The following Directors were present and acting:

- David Barton
- Grant Murphy
- Mike Woods
- Patrick Johnson
- Joe Schwan

Also in attendance were:

- Martha Huffman, Sagebrush Services
- Ken Marchetti, Marchetti & Weaver LLC
- Beth Johnston, Marchetti & Weaver, LLC, Secretary for the Meeting
- Johann Marx, 115 Stoney Creek St
- Mike and Jamie Humphrey, 30 Autumn Glen St

Call to Order The meeting of the Board of Directors of Chatfield Corners Metropolitan District was called to order at 5:32 by Director Murphy noting a quorum was present.

Conflict of Interest

Board members were asked to disclose any potential conflicts of interest in accordance with State Statute. There were no potential conflicts disclosed by any of the Board members.

Changes to Agenda

There were no changes to the agenda.

Public Input

Director Murphy welcomed the owners and other public attending the meeting and opened the floor for public comment. Mr. Marx informed the Board that thistle and other noxious weeds were becoming a problem and needed to be addressed soon to avoid proliferation. There was general discussion on weed control in the common areas of the community and that Brush Creek Landscaping reported that they had begun mitigation.

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Minutes Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve the March 3, 2020, meeting minutes as presented.

Election of Officers

Ms. Johnston reviewed the results from the May 5, 2020 Regular District election reviewing the directors elected and terms. Ms. Johnston reported that the director Oaths had been taken and filed as required so the newly elected Directors were active and acting. Discussion continued on appointment of officers and, by motion duly made and seconded, it was unanimously

RESOLVED to appoint the following officers of the Chatfield Corners Metropolitan District:

Grant Murphy, President
Joseph Schwan, Vice President/Asst Secretary/Asst Treasurer
Mike Woods, Treasurer
David Barton, Secretary
Patrick Johnson, Asst Secretary/Asst Treasurer.

District Manager's

Report The Board reviewed the District Manager's Report included in the packet. Ms. Johnston called attention to the number of locates requested from April through June due to several large projects (gas line and fiber install and Gypsum underdrain project) and informed the Board that payroll would exceed the budget. General discussion was had on speeding within the community. The Board requested that Management prepare a letter to the Town of Gypsum suggesting solutions and requesting action to help mitigate the speeding problems.

Landscape Report

Ms. Johnston reviewed the landscape report included in the packet. There was general discussion on the report, especially the condition of the Cottonwood Pass entry planting bed. The Board requested that Ms. Johnston follow up with Brush Creek Landscaping to verify progress.

Raw Water System

Report Ms. Huffman reported:

1. Water usage was up this season with the District on schedule to use 9 million more gallons than last season. There was general discussion on why there was such a large increase this season. Ms. Huffman said the District may want to look into a water metering system to track the usage. The Board requested that an internal review of water rights available compared to water usage be conducted.

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2. Pond #2 - Ms. Huffman distributed to the Board a drawing showing the new holes from ground water erosion. Ms. Huffman explained the problem and proposed solutions for the Board's consideration. One solution would be to cap the pipe, plug the holes and reline the pond and the other was to use fill dirt to level the pond and cover with sod. Either solution was estimated to cost the District approximately \$10,000. General discussion continued on the purpose and value of the pond to the community, the District budget and what was best for the community and the District. The Board decided to consult an engineer to see if the proposed fix would be viable with Director Barton volunteering to get the information then have Management distribute the findings to the Board for review before making a decision.
3. Capital Projects – Ms. Johnston and Ms. Huffman reviewed the project specifications and proposals for dredging Pond #1 and the Step pond included in the packet explaining that the dredging required specialized equipment that limited potential contractors. Ms. Johnston said that a 5% contingency was added to each of the proposals and that they were still under the amount budgeted for the project. Following discussion and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Project Proposal by Ewing Trucking and Construction for \$54,750 for dredging Pond #1; and

FURTHER RESOLVED to approve the Project Proposal by Ewing Trucking and Construction for \$14,450 for dredging the Step Pond.

Other Business

Mr. Marx, a member of the Covenant Enforcement Committee, gave background on some of the compliance issues in the community involving campers, trailers, and recreational vehicles. General discussion was had on the Rules and enforcement of such. Ms. Johnston gave a general overview of a current enforcement issue and violation appeal hearing that may require a special meeting of the Board.

Financial Statements

Ms. Johnston reviewed the financial statements included in the packet noting that expenses were tracking as expected and property tax collections were coming in as expected for the District. Mr. Marchetti informed the Board that state legislation was being introduced to refer a ballot question to the State's voters to repeal the Gallagher Amendment and that if it did not pass, the Residential Assessment Rate was expected to drop significantly. Discussion continued with Mr. Marchetti explaining that the District would most likely not be affected since they had

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obtained approval from the Town of Gypsum in 2019 to adjust the mill levy rate within a set parameter to cover operation and bond expenses.

Mr. Marchetti reviewed the Bonds callable in December 2020 explaining that historically low interest rates would enable the District to refinance the Bonds and save the District money while mirroring the current repayment schedule. Mr. Marchetti proposed that the Refunding documents could be prepared for review and approval at the October meeting for a December 1 closing. Discussion on the benefits of refinancing the Bonds and the cost to the District ensued. Following discussion, the Board requested that Management prepare and send Request for Proposals for refunding the bonds and documents be prepared for the October meeting.

Accounts Payable

Ms. Johnston reviewed the Accounts Payable list included in the packet and the accounts payable process. After discussion and review, by motion duly made and seconded it was unanimously

RESOLVED to approve and ratify the accounts payable list distributed in the Board packet.

Future Meetings

The Board reviewed the meeting calendar, confirming that the next meeting would be held on October 20, 2020.

Adjournment There being no further business to come before the Board, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular meeting of the Chatfield Corners Metropolitan District Board of Directors this 30th day of June, 2020.

Respectfully submitted,



Beth Johnston
Secretary for the Meeting