
RECORD OF PROCEEDINGS

Chatfield Corners Metropolitan District March 1, 2022, Meeting Minutes

Minutes of the Regular Meeting of the Board of Directors Chatfield Corners Metropolitan District March 1, 2022

A meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held Tuesday, March 1, 2022, at 5:30 p.m. at Eagle Valley Rod and Gun Club, 100 Gun Club Rd, Gypsum, Eagle County, Colorado, with an option to attend via electronic Zoom meeting <https://us02zoom.us/j/87205825355>, Phone Only US 1 253 215 8782, Meeting ID: 87205825355, in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

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

The following Director was absent and excused:

- David Barton

Also in attendance were:

- Chris Huffman, District employee and Sagebrush Services
- Beth Johnston, Marchetti & Weaver, LLC, Secretary for the Meeting
- Mike Humphrey, President of Chatfield Corners Owners Association
- Dean Callis, owner
- James Werkmeister, owner

Call to Order The meeting of the Board of Directors of Chatfield Corners Metropolitan District was called to order at 5:35 pm 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 Mr. Callis and Mr. Werkmeister each introduced themselves and gave their background in the valley and in Chatfield Corners. Both stated they submitted Self-Nomination and Acceptance forms for the upcoming election because they wanted to be more involved in the community. Mr. Humphrey was attending as president of the Chatfield Corners Owners Association and interested homeowner.

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

RESOLVED to approve the October 28, 2021, meeting minutes as presented.

District Manager's

Report The Board reviewed the District Manager's Report included in the packet.

Election Update

Ms. Johnston reported that three self-nomination and acceptance forms had been received by the submission deadline. Since there were no more forms submitted than seats available, the regular election would be cancelled. Oaths of office for the newly elected Board members would be administered by appointment since there was no District meeting scheduled for May.

Committees Discussion

The Board discussed the Design Review and Compliance committees. Ms. Johnston reported that February 28 was the final day for Jabulani Services LLC as Covenant Enforcement officer. An effort was made to find a replacement when Jabulani Services gave notice however a replacement was not found by the meeting. General discussion was had on the duties of a covenant enforcement officer, expectations and possible replacement. Following discussion, the Board asked Mr. Huffman with Sagebrush Services if he was interested and available to be Covenant Enforcement officer for the District since he had submitted a bid when the previous Covenant Enforcement officer resigned. Mr. Huffman responded that he would be willing to supply the service at the same rate as Jabulani Services for 2022 until another covenant enforcement officer could be identified. Following discussion and upon motion duly made and seconded, it was unanimously

RESOLVED to hire Sagebrush Services LLC for covenant enforcement officer at the current rate of \$800 per month.

Discussion turned to the Design Review committee. Ms. Johnston explained that Director Schwan could continue to serve on the Design Review Committee after his term on the District Board ended since he would remain a member of the Owners Association. Following discussion, Director Schwan agreed to continue serving on the Design Review Committee.

Locates Specialist

Report Mr. Huffman reported that there were no locate requests received in January or February. Comcast was expected to start locate requests in April for the remainder of their drop installs.

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Raw Water System

Report

Mr. Huffman reported:

1. It was a good snow year and water is expected to be adequate if there is a slow melt.
2. The system is being prepared for startup the last weekend in April with water available to owners the first week of May, weather permitting.
3. Mr. Huffman gave an update on the McBrayer ditch lining project. Materials for the project were estimated at \$200,000 with a similar amount for installation. Mr. Huffman reviewed the challenges of installing the liner and suggested the ditch may need to be filled in and redug for most efficient installation and that a survey should be completed. Mr. Huffman and Ms. Johnston reviewed potential grant options and general discussion continued on alternative funding options that may be available.
4. Ditch burning – The interior ditch that runs through the community is overgrown and required several cleanouts over the summer. It is recommended that the ditch undergo a controlled burn as soon as the snow melts to eliminate the overgrowth and rejuvenate the area. Discussion continued on the timeline and end of March was decided to be best. The Board requested that Mr. Huffman oversee the controlled burn with Management providing administrative assistance, coordination and communications.

Other

Business

Noxious weeds and lack of maintenance on the vacant lots and areas around the Tenderfoot Townhomes were discussed.

Financial Statements

and Audit

Exemption

Ms. Johnston reviewed the year-end financial statements included in the packet. Overall the District ended the year in a good position although there were overages in Administration due to unexpected complications with compliance and design review. Ms. Johnston reviewed the Application for Exemption from Audit for 2021 included in the packet explaining it was the same as the financial statements reviewed but in a different format required by the State. Following review and upon motion duly made and seconded it was unanimously

RESOLVED to approve the Application for Exemption from Audit for year ending December 2021; and

FURTHER RESOLVED to approve the Resolution Approving an Exemption from Audit for Fiscal Year 2021.

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Accounts Payable

Ms. Johnston reviewed the Accounts Payable list included in the packet and the accounts payable process. Director Woods volunteered to be second approver for Accounts Payable upon termination of Director Schwan's term. 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.

Notice Posting

Location

Ms. Johnston explained that the posting location for meetings was included in the 2022 Annual Administrative Matters Resolution at the October meeting and set for the District website with the kiosk on Chatfield Lane as the emergency location. By motion duly made and seconded, it was unanimously

RESOLVED to approve the posting locations as set forth in the 2022 Annual Administrative Matters Resolution

Future Meetings

The next meeting was confirmed for June 7, 2022. Following discussion, the Board agreed to hold the Chatfield Corners Owners Association Annual Member meeting to coincide with the June 7 meeting.

Executive Session

By motion duly made and seconded it was unanimously

RESOLVED to enter into Executive Session pursuant to C.R.S. §24-6-402(4)(e), Determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators related to Eisenhart Litigation.

The Board entered into executive session at 7:07 p.m.

The Board adjourned from executive session at 7:14 p.m.

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

RESOLVED to adjourn the meeting of the Chatfield Corners Metropolitan District Board of Directors this 1st day of March, 2022.

Respectfully submitted,



Beth Johnston
Secretary for the Meeting