
RECORD OF PROCEEDINGS
Chatfield Corners Metropolitan District March 2, 2023, Meeting Minutes

Minutes of the Regular Meeting of the Board of Directors
Chatfield Corners Metropolitan District
March 2, 2023

A meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held on Thursday March 2, 2023 at 5:30 p.m. at the Eagle Valley Rod and Gun Club, 100 Gun Club Rd, Gypsum, Colorado 81637 with an option to attend remotely via Zoom meeting <https://us02web.zoom.us/j/84990585329>, Phone Only US 1 253 215 8782, Meeting ID: 849 9058 5329 in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

- Grant Murphy
- David Barton
- James Werkmeister
- Dean Callis

The following Director was absent and excused:

- Mike Humphrey

Also in attendance were:

- Beth Johnston, Marchetti & Weaver, LLC
- Ken Marchetti, District administrator, Marchetti & Weaver LLC
- Kenji Nakata, Marchetti & Weaver LLC, Secretary for the Meeting
- Alan Pogue, District Counsel, Icenogle Seaver Pogue (Zoom)
- Chris Huffman, Sagebrush Services
- Cliff Thompson, IKS Consultants

Call to Order The meeting of the Board of Directors of Chatfield Corners Metropolitan District was called to order at 5:39 pm by Director Murphy noting a quorum was present.

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 There was no other public input.

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

RESOLVED to approve the January 31, 2023 meeting minutes as presented.

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**Election Update and
Amendment to
Election**

Resolution Mr. Marchetti introduced the Resolution that revised the Director only election. Mr. Pogue reviewed the amended resolution and ballot. He explained that there would be two questions added to the 2023 Special Districts Regular Election, one regarding the Mill Levy with a percentage increase and the other to remove term limits for the Board of Directors. There was general discussion on the ballot questions. By motion duly made and seconded it was unanimously

RESOLVED to approve the Amendment to 2023 Regular Special District Election Resolution; and

FURTHER RESOLVED to approve the Ballot Issue Title and Ballot Issue Content Therefor.

Ms. Johnston reported that no self-nomination and acceptance forms had been received and there would be two vacant seats on the Board following the May 2 election. There was discussion on the vacant seats and potential candidates to fill the vacancies. Ms. Johnston explained the Board could appoint new directors at the June meeting.

**District Manager's
Report**

The Board reviewed the District Manager's Report. Mr. Huffman informed the board he intended to perform the ditch burning during the second week of April. There was discussion of the need to increase the liability insurance, timing and duration of the burn, communication to owners and residents, as well as having the local Fire Department assist or supervise.

**Update on Design Review
And Covenant**

Enforcement Ms. Johnston informed the Board that hiring a Covenant Enforcement officer would be a minimal cost to the District. The Board discussed possible ways to advertise the position and general employment requirements for a Covenant Enforcement officer. There was general discussion on current compliance issues including complaints received about 101 Chatfield Lane.

**Update on
Pond 2**

Chris Huffman updated the Board on the status of Pond 2. He informed the Board that the engineer's report from Zancanella and Associates found that Pond 2 was not a decreed or an adjudicated pond and that the District would most likely need to purchase augmentation rights to bring it into compliance. Mr. Huffman further explained that ponds need to be decreed and augmented unless used for irrigation which requires a 72-hour turnover of water in the pond. Currently Pond 2 is not considered part of the raw water irrigation system and retention of water in the pond seems to be dependent on the water table. Discussion continued on the estimated

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cost for repairs and adjudication of Pond 2 which is expected to be very expensive with ongoing annual costs for evaporation augmentation. Following discussion, the District tabled further discussion and action on Pond 2.

Locates Specialist

Report Mr. Huffman reported that there were no requests and nothing to report.

Raw Water System

Report Mr. Huffman reported

- The District needs to inform the owners of 65 Stoney Creek Court that their tap into the main irrigation lines would need to be moved back to its original location. Mr. Huffman said he would speak to the owners during the system start up.
- 860 Grundel received their Temporary Certificate of Occupancy and should be added to the irrigation water billing.
- Other ditch owners were contacted about replacement of the headgate.

Financial

Statements Mr. Marchetti reviewed the financial statements included in the packet explaining they were finalized for 2022.

Application for Exemption from Audit

Mr. Marchetti reviewed the 2022 Application for Audit Exemption explaining it was the same as the financial statements just 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 2022.

Accounts

Payable Ms. Johnston reviewed the Accounts Payable list included in the packet noting that it included all payables since the last meeting on January 31, 2023. 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.

Discussion continued on Director Barton's term expiring May 2 and the payables approval process. Following discussion, Director Murphy agreed to approve payables with Director Werkmeister until new officers are elected at the June meeting.

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Consideration of Vendor

Proposals

Replace Manhole Covers: Mr. Huffman reminded the Board that the manhole covers were going to be replaced with a small 6 X 6 Structure to make the area look better and to make working on the butterfly valves easier. After discussion and review, by motion duly made and seconded it was unanimously

RESOLVED to approve the Manhole Cover Proposal as presented.

Pond 2 Lining Proposal: per discussion earlier in the meeting, the proposal to line Pond 2 has been tabled indefinitely.

Pumphouse Storage Area: Mr. Huffman explained to the Board that the District needs a new place to store their holiday decorations. He proposed a 6 X 8 lean-to shed and presented two possible sources. After discussion and review, by motion duly made and seconded it was unanimously

RESOLVED to approve purchase and installation of a storage shed for an amount not to exceed \$5,000.

Future Meetings

The Board confirmed the next meeting to be held June 20, 2023, at 5:30 pm in person with a remote option. The Board agreed to hold the Chatfield Corners Owner's Association Annual Member meeting to coincide with the June 20 District meeting.

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 2nd day of March, 2023.

Respectfully submitted,

Kenji Nakata
Secretary for the Meeting