
RECORD OF PROCEEDINGS
Chatfield Corners Metropolitan District June 20, 2023, Meeting Minutes

Minutes of the Regular Meeting of the Board of Directors
Chatfield Corners Metropolitan District
June 20th, 2023

A meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held Tuesday June 20th, 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:

- James Werkmeister
- Dean Callis

The following Directors were present but not acting since they were appointed during meeting but have not taken their Oath of Office:

- Mike Humphrey, appointed during meeting but not active pending confirmation of eligibility
- Ryan Thousand, appointed during meeting but not active pending confirmation of eligibility

The following Director was Absent and Excused

- Grant Murphy

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
- Chris Huffman, Sagebrush Services
- Noel Harris, Resident of Chatfield Corners
- Ismenia Interiano, Resident of Chatfield Corners
- Kathleen Ellis, Resident of Chatfield Corners Via Zoom

Call to Order The meeting of the Board of Directors of Chatfield Corners Metropolitan District was called to order at 6:10 P.M by Ken Marchetti, 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 was one change to the agenda. It was requested that consideration of covenant enforcement would be added to the agenda, as part of section 6c.

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Public Input There was no public input.

Minutes Upon review and by motion duly made and seconded it was unanimously
RESOLVED to approve the March 2, 2023 meeting minutes as presented.

**Consideration of Board vacancy
and appointment of Directors**

Michael Humphrey and Ryan Thousand expressed interest in serving on the District Board. There was a discussion on potential conflict with directors on the Association board, and officer titles.

By motion duly made and seconded it was unanimously

RESOLVED to Appoint Michael Humphrey and Ryan Thousand to the District Board of Directors, pending confirmation of eligibility; and

FURTHER RESOLVED to elect the following officers:

Grant Murphy	President
Mike Humphrey	Secretary
James Werkmeister	Treasurer
Dean Callis	Assistant Secretary / Assistant Treasurer
Ryan Thousand	Assistant Secretary / Assistant Treasurer

**Discussion on bank
account signers and
invoice approvers**

There was discussion on who would be the authorized signers on the bank accounts and who would approve payment of invoices. Currently, Directors Werkmeister and Murphy are designated invoice payment approvers and Mr. Thousand agreed to be backup approver if Director Murphy indicated he no longer wants to do it. The Board requested that all bank and investment accounts be updated so that Directors Murphy, Werkmeister, and Humphrey were the authorized signers.

May 2nd Election results

Ms. Johnston went over the May 2, 2023 election results.

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**District Manager's
Report**

The board reviewed the District Manager's report.

**Update on Design Review
Covenant Enforcement**

Ms. Johnston informed the Board that she is in contact with Integrated Mountain Management, a property management company out of Glenwood Springs, to perform the duties of a covenant enforcement officer and went over the proposal. They have agreed to the flat fee of \$800/month with any additional time being billed at \$75/hr. The Board asked if this would impact the District's insurance. Ms. Johnston explained that Integrated Mountain Management is being brought on as a subcontractor and would not impact the District's insurance or liability.

By motion duly made and seconded it was unanimously

RESOLVED to accept Integrated Mountain Management's proposal as presented.

There was discussion on the Design Review and Compliance Committees. Mr. Thousand indicated that he would like to serve on both the Compliance and Design Review committees. Ms. Johnston reviewed that only two District Board members would be able to serve on each committee to avoid inadvertently triggering unnoticed meetings since the committees' purpose is to engage in discussion and take action. Following discussion, it was decided on the following committee members:

Design Review: Directors Murphy and Callis, and Joesph Schwan
Covenant Enforcement: Directors Murphy and Humphrey

Director Thousand volunteered to be on either or both committees if a backup was needed.

Locates Specialist Report

Mr. Huffman gave his report. There were a few locates and the situation was good and there were no problems of note. Mr. Huffman explained the process of the locates and the reason for this process.

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Irrigation System Report

Mr. Huffman gave his report on the raw water system:

- System was brought online smoothly
- Pumps were rebuilt in Feb, per schedule
- There was general discussion on the Chatfield & Bartholomew ditch cleanup.

The Board requested that Mr. Huffman contact Mr. Mitch Connally regarding the clean up.

- The Board supported owner maintenance days as suggested for the 3rd weekend of July, August, and September

65 Stoney Creek Court; owner to move irrigation tap

The owner has been contacted and was asked to move the valve back to its original spot by the end of July 2023. If this hasn't been done, the District will start official action by sending a letter.

860 Grundel way tie into irrigation system

Mr. Huffman informed the Board that 860 Grundel Way was tied into the system. They replaced the shut off valve since it was damaged and also installed fixtures to facilitate fall blowout of the main lines and new sod was put down. Ms. Johnston confirmed that they had been added to the water billing as of February 2023.

Water leak in front of 870 Grundel

Mr. Huffman gave a report on his findings at 870 Grundel. He believes the water collecting in this area might be a Town of Gypsum Mainline and is in discussion with them.

Mr. Thousand mentioned that there were leaks at the park by McBrayer and Prairie Wind. Mr. Huffman explained that the park is Town of Gypsum property and he is in contact with the Town to have it fixed.

Financial Statements

Mr. Marchetti reviewed the financial statements from May 31, 2023. He mentioned the Balance Sheet is looking to be in pretty good shape. Mr. Marchetti then informed the Board of Colorado Proposition HH up for state-wide vote on November 7, 2023, and that it will serve to create a small reduction in assessed values but to be offset with a corresponding reduction in taxpayers TABOR refunds. He also noted that if Prop HH passes the District's mill levy rate will also be adjusted to generate the same amount of property taxes that will result if Proposition HH doesn't pass. This will be reviewed in further detail in conjunction with the 2024 budget later this year.

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Accounts Payable

Mr. Marchetti reviewed the accounts payable list. Upon review and motion duly made and seconded it was unanimously

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

Future Meetings

Ms. Johnston informed the Board of new legislation, SB23-110, that passed requiring the District to hold an annual Town Hall meeting. This particular meeting must be held separately, includes specific items to be presented and no action can be taken at it.

The Board confirmed the next meeting to be held August 15th, 2023 at 5:30 pm in person with a remote option. The Board agreed to hold the Annual Town Hall meeting prior to the District's next regular 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 7:21 p.m.
The Board adjourned from executive session at 7:40 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 20th day of June, 2023.

Respectfully submitted,

Kenji Nakata
Secretary for the Meeting