
RECORD OF PROCEEDINGS
Chatfield Corners Metropolitan District August 15, 2023, Meeting Minutes

Minutes of the Regular Meeting of the Board of Directors
Chatfield Corners Metropolitan District
August 15th, 2023

A meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held Tuesday August 15th, 2023, at 5:45 p.m. immediately following adjournment of the District's Annual Town Hall Meeting 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:

- Mike Humphrey
- James Werkmeister – Zoom
- Dean Callis – Zoom
- Grant Murphy – Zoom
- Ryan Thousand – Zoom

Also in attendance were:

- Beth Johnston, Marchetti & Weaver, LLC
- Ken Marchetti, District administrator, Marchetti & Weaver LLC – same as the annual meeting, I don't think Ken was there, please verify
- Kenji Nakata, Marchetti & Weaver LLC, Secretary for the Meeting
- Chris Huffman, Sagebrush Services

Call to Order The meeting of the Board of Directors of Chatfield Corners Metropolitan District was called to order at 5:47 P.M by Grant Murphey, 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.

Public Input There was no public input.

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

RESOLVED to approve the June 20th, 2023 meeting minutes as presented.

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District Manager's Report

The board reviewed the District Manager's report.

Design Review and Covenant Enforcement

Ms. Johnston gave an update on the covenant enforcement agreement with Integrated Mountain Management. Some hand written edits were made that Icenogle Seaver Pogue, P.C. did not approve of. There was general discussion about the agreement and how the District could take care of current covenant enforcement issues. Ms. Johnston explained bill SB23-1137 contained several provisions that made it more difficult to administer covenant enforcement including longer cure periods. Mr. Thousand discussed possibly educating owners on the way to report violations. Mr. Humphrey discussed drafting some verbiage regarding reporting a violation and posting it on the Chatfield Corners website. The Board discussed having Mr. Thousand and Mr. Callis create a community outreach engagement committee.

Committees were confirmed:

Design Review: Directors Murphy and Callis and Joe Schwan

Covenant Enforcement: Directors Humphrey and Murphy

Locates Specialist Report

Mr. Huffman gave his report to the Board.

- There were three locates

Raw Water System Report

Mr. Huffman reported to the Board:

- Lots of water available so far, no calls yet, no restrictions necessary
- Manhole structure project was completed
- Water usage was about level with the past few years

The new headgate is working as expected

There has been tampering with the McBrayer headgate and it has been secured with a chain and lock. Shortly after, someone piled plywood in front of the headgate and put lumber in the road ditch and pipe that clogged the weir pump. Mr. Huffman reported the incident to the Water Commissioner and, when the culprit is identified, appropriate action will be taken. Mr. Huffman explained how McBrayer ditch water was distributed, how water priority was assessed, and reviewed the water rights and priority of the District noting that the District had higher priority than many of the ditch users. The District is the only entity required to measure its water use on the ditch and the Board asked Mr. Huffman to research why no other users are required to measure their use. The Board requested that Mr. Huffman file a police report on the incident to get it on record

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as well as purchasing game cameras to oversee the District's headgate and portion of the ditch and capture future tampering incidents.

By motion duly made and seconded it was unanimously

RESOLVED to approve purchase and installation of two game cameras along McBrayer ditch and headgate, not to exceed \$400.00.

65 Stoney Creek Court; owner to move irrigation tap

Mr. Huffman reported that the irrigation tap had not been relocated to its original placement. Ms. Johnston informed the Board an official notice will go out in response. Directors Murphy and Humphrey requested to be CC'd on the email.

Capital Projects

Mr. Huffman updated the Board on the status of the recent capital projects.

- Manhole structure project has been completed
- Pump house shed has been selected and will be submitted to the Design Review Board
- Fitz Landscaping has replaced 2 irrigation clocks; one of which was due to electrical fluctuations.
- Fitz Landscaping completed refurbishing the west Cottonwood Pass entrance and the general consensus was it looked great
- General discussion on landscaping services, dry spots, a few minor issues but they are responsive when contacted for issues
- The tot lot sprinkler flooding issue resolved; Sagebrush Services replaced a valve and the work will be billed back to Town of Gypsum.

**Financial
Statements**

Ms. Johnston reviewed the financial statements. She informed the Board of new legislation SB23-303 and proposition HH and explained how it is supposed to mitigate the increase to the assessed valuation.. She directed the attention of the Board to the financials which displayed two preliminary 2024 budgets, one depicting a scenario in which Proposition HH passes and one in which it did not. In either case, it is suggested that the District collect the same amount of property taxes which is calculated to cover the District's expenses.

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Ms. Johnston explained that their current contracts for operational services were not included in the 2024 budget and that Mr. Nakata would need to reach out to receive bids in order to update it.

There was some discussion regarding the services provided by Ground Up and Fitz Landscaping. The Board praised both companies and indicated they would like to retain their services if they could.

Accounts Payable

Ms. Johnston 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

The Board confirmed the next meeting to be held October 17th, 2023 at 5:30 pm in person with a remote option. The meeting would be noticed for the public Budget hearing.

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 7:35 p.m.
The Board adjourned from executive session at 7:43 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 15th day of August, 2023.

Respectfully submitted,

Kenji Nakata
Secretary for the Meeting