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# RECORD OF PROCEEDINGS

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Chatfield Corners Metropolitan District April 19, 2017 Meeting Minutes

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**Minutes of the Special Meeting  
Of the Board of Directors  
Chatfield Corners Metropolitan District  
April 19, 2017**

The special meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held Wednesday April 19, 2017 at 8:30 a.m. at the entrance to Chatfield Corners located at the intersection of Gypsum Creek Road and Chatfield Lane, Gypsum, Eagle County, Colorado in accordance with State regulations.

**Attendance** The following Directors were present and acting:

- David Barton
- Grant Murphy
- Sherri Wilde-Sisneros

The following Directors were absent and excused:

- Joe Schwan
- Mike Woods

Also in attendance were:

- Chris Huffman, Sagebrush Services
- Beth Johnston, Marchetti & Weaver, LLC, Secretary for the Meeting
- Scott Tarrant, Brush Creek Landscaping
- Marcus Couch, Brush Creek Landscaping
- Maddison Messenger, Brush Creek Landscaping
- Johanna Smith, Brush Creek Landscaping

**Call to Order**

The Special Meeting of the Board of Directors of Chatfield Corners Metropolitan District was called to order by Director Murphy noting a quorum was present.

**Conflict Disclosure**

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

**Community**

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## Site Visit

Ms. Johnston and Mr. Tarrant reviewed in detail the Front Entrance Proposal dated 06-20-2016 that was approved by the Board at the November meeting. The Board requested that shredded cedar mulch be used to match the other community beds instead of red cedar mulch. The also requested the native grasses be planted between the fountain and pine trees and maybe also between the rocks and pine trees. Mr. Huffman confirmed that the fountain would be power washed and cleaned prior to being started and that he would install the final sheet of copper along the front basin.

Director Sisneros-Wilde requested management to obtain bids for repair of the concrete pad at the community front entrance. Ms. Johnston also noted that there was damage to the front entrance curb that should be fixed when contractors come out.

The meeting moved to the Step Pond along Chatfield Lane and the recreation path. The Board observed the area while Mr. Huffman, Mr. Tarrant, and the Directors proposed ideas for the area to deter residents from pushing the larger rocks that circle the pond into the pond and clogging the exit grate. After consideration and discussion, and upon motion duly made and seconded, it was unanimously

**RESOLVED** to remove the larger rocks encircling the pond and revegetate the area with native grasses and ground cover at a cost not to exceed \$1000.

The meeting then moved south along the recreation path toward the small upper Pond #2. The first area of consideration was the damage done by the willows and cottonwood suckers to the recreation path approximately 75 feet south of the south culvert. The Board had approved the removal of the willows and suckers and revegetation of the area with native grasses at the March meeting. After discussion, the Board directed the bid to be amended to include removal and spraying of the roots under the recreation path. The Board directed management to obtain an updated bid for the vegetation removal as well as bids for the asphalt removal and repair in addition to the bid to crack fill and seal all of the recreation paths.

The meeting continued south along the recreation path to the pond. Mr. Huffman explained to the Board the repairs he made to the pond liner and reported that they seemed to be holding for now. Mr. Huffman also told the Board he would be monitoring the pond closely for the season and would continue repairs of the holes in the fall once the water dropped if needed. Mr. Huffman stated that the irrigation water system would be started up on Friday

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May 5 with water available to owners starting May 8, 2017 as long as the weather held and there were no major issues encountered at start up.

The meeting moved north along the recreation path to an area just left of the pocket park off of Autumn Glen St. Director Barton indicated that the area around the water vault at the end of that ditch was severely eroded and could pose a hazard. Ideas were discussed of how best to fill in the area. After discussion, the Board directed that the rocks removed from the Step Pond project be used to fill in around the manhole and then an over layer of dirt and native seed to cover them.

### **Adjournment**

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

**RESOLVED** to adjourn the Special meeting of the Chatfield Corners Metropolitan District Board of Directors this 19th day of April 2017.

Respectfully submitted,

Beth Johnston  
Secretary for the Meeting