

---

# RECORD OF PROCEEDINGS

---

Chatfield Corners Metropolitan District June 18, 2019, Meeting Minutes

---

## Minutes of the Regular Meeting of the Board of Directors Chatfield Corners Metropolitan District June 18, 2019,

The Regular meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held Tuesday, June 18, 2019, at 5:30 p.m. at the Town of Gypsum Council Chambers located at 50 Lundgren Blvd, Gypsum, Eagle County, Colorado in accordance with State regulations.

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

- David Barton
- Grant Murphy
- Joe Schwan
- Mike Woods

Also in attendance were:

- Chris Huffman, Sagebrush Services
- Beth Johnston, Marchetti & Weaver, LLC, Secretary for the Meeting
- Patrick Johnson, resident 775 Grundel Way
- Valaurie Tatro, owner 160 Springfield
- Jamie and Mike Humphrey, owners 30 Autumn Glen St

**Call to Order** The Regular Meeting of the Board of Directors of Chatfield Corners Metropolitan District was called to order at 5:33 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**

Director Murphy opened the floor for public input. Ms. Humphrey stated that there were lots of new neighbors that did not seem to know the rules of the community and inquired how the Board was distributing information to new owners. Ms. Johnston reviewed the procedures taken when a property changed ownership including that new owners were sent a welcome letter that included information about the community, introduced the website, and asked them to sign up for emailed newsletters. Discussion continued on the common area landscaping including the native areas next to the step pond, weeds in the common areas, and potential encroachment in the common area.

---

# RECORD OF PROCEEDINGS

---

---

## Chatfield Corners Metropolitan District June 18, 2019, Meeting Minutes

---

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

**RESOLVED** to approve the March 5, 2019, meeting minutes as presented.

### Online Meeting

**Notice** Ms. Johnston reviewed the changes to public meeting notice posting requirements for special districts that go into effect August 2, 2019. Ms. Johnston also reviewed District counsel Mr. Pogue's recommendation for the District to post in the District and online until 2020. The Board requested that the next meeting be posted as recommended by Mr. Pogue and that the topic be added to the next meeting's agenda for consideration.

### Appointment of

**Director** Ms. Johnston reported that Director Wilde-Sisneros resigned from the Board in May as she was not eligible to serve due to moving from the District. Ms. Johnston reported that two eligible candidates submitted letters of interest and reviewed the candidate summary included in the Board packet. Mr. Johnson introduced himself and gave a brief overview of his background and his interest in serving on the board. Discussion continued and Ms. Johnston reviewed the options available to the Board regarding the vacant seat. Following discussion, and upon motion duly made and seconded, it was unanimously

**RESOLVED** to appoint Patrick Johnson to the vacant seat until the next regular election in May 2020.

Ms. Johnston explained that Mr. Johnson would have 30 days to take his Oath of Office.

### District Manager's

**Report** The Board reviewed the District Managers Report included in the packet noting that Mountain Maintenance was expecting to complete the crack fill and seal coat of the recreation paths in mid-July. Ms. Johnston also reported an email received from an owner regarding the lack of compliance to the rules and guidelines of the community. General discussion was had on the covenant enforcement and design review committees explaining the procedures and that anyone could serve on the committees, not just board members.

### Locates Specialist

**Report** Mr. Huffman reported that locates were going smoothly so far and that there have been more requests received than initially anticipated based on the past few years. Director Murphy gave a background of the difficulty finding a locate company that would be cost effective for the District and the benefits of the District hiring an employee to do the locates.

---

# RECORD OF PROCEEDINGS

---

Chatfield Corners Metropolitan District June 18, 2019, Meeting Minutes

---

## Raw Water System

**Report** Mr. Huffman reported that there were no issues during startup of the raw water main system. Sagebrush Services responded to several calls from owners not receiving water that ended up being issues with the owner's irrigation systems and would be billed to the owners. There was also a repair from an owner's fence hitting their irrigation lines. Mr. Huffman also reported that the spring rains and snowpack runoff has caused high ground water throughout Gypsum and is causing flooding to several homes in Chatfield Corners. The Town of Gypsum is responsible for the underdrain in Chatfield Corners and is pumping water out of the underdrain in an attempt to mitigate the flooding, explaining the background of the underdrain system and how it works.

Mr. Huffman gave the background on the Pond 2 repair and relining project for meeting participants. Mr. Huffman reported that the Pond 2 project was started during a brief dry spell in the spring but is now on hold due to the wet conditions and high-water levels. The project will resume once the area dries out sufficiently to allow the equipment into the area.

There was a general discussion on watering and irrigation and restrictions. The Board requested that Ms. Johnston send out a reminder to owners to check sump pumps and crawl spaces as well as an update on the Pond Project

## Financial Statements

Ms. Johnston reviewed the financial statements included in the packet. There was general discussion on the different funds, budget line items and fund balances.

## Accounts Payable

Ms. Johnston reviewed the Accounts Payable list included in the packet and the accounts payable process. 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.

## CCOA

Ms. Johnston updated the Board on the Accounts Receivable for Chatfield Corners Owners Association.

## Future Meetings

The Board reviewed the 2019 meeting calendar and tentatively confirmed the October 15, 2019 meeting.

---

# RECORD OF PROCEEDINGS

---

---

Chatfield Corners Metropolitan District June 18, 2019, Meeting Minutes

---

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

**RESOLVED** to adjourn the Regular meeting of the Chatfield Corners Metropolitan District Board of Directors this 18th day of June 2019.

Respectfully submitted,



Beth Johnston  
Secretary for the Meeting