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# RECORD OF PROCEEDINGS

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## Chatfield Corners Metropolitan District June 20, 2017 Meeting Minutes

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### Minutes of the Regular Meeting Of the Board of Directors Chatfield Corners Metropolitan District June 20, 2017

The regular meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held Tuesday June 20, 2017 at 5:30 p.m. at the Creekside Grill located at 530 Cotton Ranch Road, 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

The following Director was absent:

- Sherri Wilde-Sisneros

Also in attendance were:

- Chris Huffman, Sagebrush Services
- Beth Johnston, Marchetti & Weaver, LLC, Secretary for the Meeting
- Jeff Tymkovich, owner of 35 Stoney Creek St
- John Logan, owner of 55 Stoney Creek St
- Susan Logan, owner of 55 Stoney Creek St
- Janet Hester, owner of 65 Stoney Creek St

#### **Call to Order**

The Regular 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

#### **Public Input**

Four homeowners were present at the meeting requesting to discuss the letter sent out to several homeowners in April requiring repair or replacement of their driveways. Mr. Tymkovich told the Board that he had gotten two quotes to

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replace his driveway after he received the letter and both were between \$18,000 and \$20,000. Mr. Tymkovich requested more information on who sent the letters and who had made the determination that the driveways were not up to community standards. Director Murphy explained the Covenant Enforcement procedure to the owners and reviewed the criteria used by the Enforcement Officer. The owners and the Board engaged in general discussion about the cost, durability, and unsightliness of repairs to the driveway. Director Murphy explained that the Board would be discussing the issue later in the meeting to determine the best solution for the owners and the community and thanked the owners for bringing their concerns to the Board.

Jeff Tymkovich, John Logan, and Susan Logan left the meeting at 5:50 p.m.

### Minutes

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

**RESOLVED** to approve the March 21, 2017 meeting minutes as presented; and

**FURTHER RESOLVED** to approve the April 19, 2017 meeting minutes as presented.

### Irrigation System Report

Mr. Huffman with Sagebrush Services reported that the ditch cleanup was completed including a tree that was blown over into McBrayer ditch. Mr. Huffman reported that the headgate needed repairs in the fall due to deterioration and would have bids for the work submitted by September.

Mr. Huffman updated the Board on the status of the leak in the small Pond 2 reporting he was not sure if the repairs done in the spring were holding. Mr. Huffman stated he would monitor the pond and assess the water level throughout the summer. Mr. Huffman also reported that the spinning screen needed to be replaced and the west end pumps were due for repair or replacement.

Mr. Huffman reported that the entry light ballast on the waterfall was bad and needed replaced. Mr. Huffman recommended changing the light to an LED fixture to save money and energy. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve replacement of the waterfall light with an LED fixture with labor and materials not to exceed \$300 total.

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### **District Manager's Report**

Ms. Johnston reviewed the District Manager's report for the Board.

Discussion was had regarding the Springfield Court island. The Board authorized Management to have the Landscaper or other party clean the island for time and materials cost at the beginning of each landscaping season if the area required it before contracted landscaping services could be rendered.

The Board also agreed to the placement of the rocks beside the manhole cover instead of in the ditch water path as originally requested during the site visit walk around.

Janet Hester left the meeting at 6:30 p.m.

### **Accessory Dwelling**

#### **Unit Discussion**

Director Murphy gave background of the effort of the Town of Gypsum to bring Accessory Dwelling Units (ADUs) into compliance with the new permit requirements. General discussion followed of how to handle ADUs in Chatfield Corners since the Organizational Documents do not specifically address these types of units. It was determined that since the Town of Gypsum was going to identify and enforce the first round of compliance with the new laws, there was no need for Chatfield Corners to repeat their efforts. The Board directed Management to obtain a list of permitted ADUs in Chatfield Corners after the initial enforcement period and to monitor all future permit applications so that a letter from Chatfield Corners could be sent to the Homeowner. The letter would have the intent of notifying the homeowner that the ADU was acknowledged by Chatfield Corners while informing the homeowner that they would be responsible to follow all applicable Rules and Policies as outlined in the Governing Documents. The Board requested that a sample letter be distributed for review prior to being sent to homeowners.

### **Front Entrance**

#### **Pad**

The Board reviewed the bid submitted by Elliott Concrete Inc. for replacement of the concrete pad at the Chatfield Corners entrance off of Valley Road. The Board decided to stay with concrete material and directed Management to add the repair to the 2018 Budget.

### **Driveways Replacement**

The Board continued general discussion of the driveway replacement letters that were sent in April by the Covenant Enforcement officer. Director Murphy reviewed the general covenant enforcement procedure for Chatfield Corners with the other Board members. The Board determined the letters were

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premature and decided to rescind them stating that most of the driveways cited did not have a safety issue and that aesthetics were subjective. The Board requested that the Enforcement Officer be given more direction when reviewing items such as this and that a Board Member should be involved when determining subjective violations such as replacing a driveway. Director Woods requested to be copied on the weekly enforcement status report and Director Barton agreed to serve with Director Murphy on the Design Review Committee.

### **Financial Statements**

Ms. Johnston reviewed the District and Owners Association financial statements ending March 31, 2017 noting everything was tracking as expected.

### **Accounts Payable**

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

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

### **Accounts Receivable**

Ms. Johnston reviewed the Chatfield Corners Owners Association Accounts Receivable Aging Detail included in the packet with the Board.

### **Future Meetings**

The 2017 meeting calendar was reviewed and the next meeting date of October 17, 2017 was confirmed.

### **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 20th day of June 2017.

Respectfully submitted,



Beth Johnston  
Secretary for the Meeting