
RECORD OF PROCEEDINGS

Chatfield Corners Metropolitan District August 1, 2016 Meeting Minutes

Minutes of the Special Meeting Of the Board of Directors Chatfield Corners Metropolitan District August 1, 2016

The special meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held Monday August 1, 2016 at 5:30 p.m. at the Gypsum Creekside Clubhouse and Grill located at 530 Cotton Ranch Dr, Gypsum, Eagle County, Colorado in accordance with State regulations.

Attendance The following Directors were present and acting:

- Grant Murphy
- Joe Schwan
- Mike Woods

The following Director was absent:

- David Barton

Also in attendance were:

- Chris Huffman, Sagebrush Services
- Sherri Wilde-Sisneros
- Ken Marchetti, Marchetti & Weaver, LLC
- Beth Johnston, Marchetti & Weaver, LLC, Secretary for the Meeting

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

Director Murphy requested that Consideration of Board Seat Vacancy and Appointment of Officers be moved to follow the Consider Metropolitan District assumption of covenant enforcement and design review functions presently performed by the Owners Association.

Minutes

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

RESOLVED to approve the March 29, 2016 meeting minutes as presented.

RECORD OF PROCEEDINGS

Chatfield Corners Metropolitan District August 1, 2016 Meeting Minutes

Irrigation System Report

Mr. Huffman with Sagebrush Services reported the water was flowing properly and there have been no major issues with the system or pumps this year so far, that the entrance fountain received the second clean and seal of the season and the copper was installed in the front as requested, the culverts were replaced and the ditches cleaned out as directed at the last meeting. Mr. Huffman informed the Board that although water restrictions were announced, he has not restricted water and residents seemed to be adhering to the restricted times and water schedule despite no actual restrictions being in place.

Mr. Huffman reported the backup variable frequency drive quote came in at \$4390, well under the not to exceed price of \$7000 and it would be ordered this week to have on hand.

Mr. Huffman advised the Board that Bill McEwan with the Colorado Division of Water Resources was contacted earlier in the summer to address “Mickey Mouse” tampering with the Chatfield Corners headwater gate. Mr. Huffman had to remove several large rocks that had been rolled into the step pond and blocked the grates, causing the pond to almost overflow. Mr. Huffman reported that muskrats had moved into the irrigation ponds and were being trapped and removed to prevent damage to the pond liners. Recently, Mr. Huffman replaced an aeration hose for the pond fountain that had been pulled out of the ditch and pond.

Sherri Wilde-Sisneros joined the meeting at 5:50 pm

District Managers Report

Ms. Johnston reviewed the District Managers report for the Board. Ms. Johnston reported that Brush Creek Landscaping was scheduled to complete the native grass mowing, weed spraying and fertilization by the end of the week. Ms. Johnston also reported that the asphalt repairs on the recreation path from the culvert replacement were scheduled to be completed by August 1 and was directed by the Board to continue follow up efforts to have this work completed.

Landscape Proposals

Ms. Johnston reviewed the two landscaping proposals in conjunction with the District Manager’s report. Ms. Johnston explained that people were not using the recreation path on Autumn Glen St. and instead crossing the private property of the homeowner next to the path. Ms. Johnson explained that several options had been considered and the most effective and economical remedy would be to extend the planting bed currently next to the path if the Board wanted to address the issue at all. Upon motion duly made and seconded, it was unanimously

RECORD OF PROCEEDINGS

Chatfield Corners Metropolitan District August 1, 2016 Meeting Minutes

RESOLVED to approve the landscaping proposal as submitted by Brush Creek Landscaping to extend the planting bed along the recreation path off of Autumn Glen Street.

Ms. Johnston then reviewed the front entrance refurbishment bid. Director Schwan inquired about using red cedar mulch instead of the bigger bark mulch. The Board directed Ms. Johnston to follow up with Brush Creek Landscaping for any difference in price for using red cedar mulch. Ms. Johnston then reviewed the manhole cover options that were considered. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the landscaping proposal by Brush Creek Landscaping to refurbish the west side of the front entrance island using red cedar mulch instead of bark mulch; and

FURTHER RESOLVED to approve the purchase of two fake rocks to be placed over the manhole covers in the front entrance island at a price not to exceed \$400 plus shipping.

Metro District Assumption of Owners Association duties

Mr. Marchetti presented a general history of Colorado Metropolitan districts and subsequent changes to their allowable duties in recent years. He continued by listing several disadvantages and advantages of the Chatfield Corners Metropolitan District assuming design review and covenant enforcement functions currently performed by the Chatfield Corners Owners Association as outlined on the letter to the Boards that was included in the Board packet. Mr. Marchetti then reviewed the steps necessary to start the consolidation as detailed in the memorandum submitted by McGeady Becher. Mr. Marchetti explained that if the Metro District were to assume the Owner's Association functions, the Owner's Association would effectively become inactive without need for Board meetings, budget, bank account, or Annual meeting; however, the Owners Association would still be in existence and could be reactivated at any time if needed. Mr. Marchetti noted that if the Board were to move forward with the consolidation, a small deficit in the Metro District's finances would most likely occur in 2017 but be recouped with savings by 2018 due to the estimated increased assessment valuation. Several questions from the Board were addressed by Mr. Marchetti and Ms. Johnston. After further discussion and consideration, the Board directed Mr. Marchetti to move forward with the agreement with the Owners Association and approval from the Town of Gypsum to consolidate the functions.

Consideration of Board Seat Vacancy

RECORD OF PROCEEDINGS

Chatfield Corners Metropolitan District August 1, 2016 Meeting Minutes

Ms. Johnston stated that the current Board consisted of four Directors with one Board position being vacant. The Letter of Intent from Darren Zunno was reviewed. Ms. Wilde-Sisneros also stated her interest in serving on the Board. After consideration, and upon motion duly made and seconded, it was unanimously

RESOLVED to appoint Sherri Wilde-Sisneros to fill the vacant Board position until the District's next regular election in May 2018.

Ms. Wilde-Sisneros will complete her Oath of Office within 30 days and prior to taking her seat at the next meeting..

Appointment of Officers

The Board discussed the appointment of officers. Upon motion duly made and seconded it was unanimously

RESOLVED to appoint the following officers of the Chatfield Corners Metropolitan District:

Grant Murphy, President
Joseph Schwan, Vice President/Asst Secretary/Asst Treasurer
Mike Woods, Treasurer
David Barton, Secretary
Sherri Wilde-Sisneros, Asst Secretary/Asst Treasurer.

June 2016 Financial Statements

Ms. Johnston reviewed the June 2016 preliminary financial statements with the Board stating that there are no major concerns with year-to-date numbers. Ms. Johnston explained the overages in the Accounting and Administrative and Legal line items was due to time spent on researching and preparing the information for the Board to consider assumption of the duties performed by the Owners association.

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.

Adjournment

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

RECORD OF PROCEEDINGS

Chatfield Corners Metropolitan District August 1, 2016 Meeting Minutes

RESOLVED to adjourn the Special meeting of the Chatfield Corners Metropolitan District Board of Directors this 1st day of August 2016.

Respectfully submitted,

Beth Johnston
Secretary for the Meeting