
RECORD OF PROCEEDINGS

Chatfield Corners Metropolitan District October 17, 2017 Meeting Minutes

Minutes of the Regular Meeting Of the Board of Directors Chatfield Corners Metropolitan District October 17, 2017

The regular meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held Tuesday October 17, 2017 at 5:30 p.m. at the Gypsum Public Library located at 47 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

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
- Lily Ludewig, owner 50 McBrayer St
- Jared Rhea, owner 165 Stoney Creek St
- Lily Wong Rhea, owner 165 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 Two owners were present at the start of the meeting. Mr. Rhea stated he was a new resident and was attending to observe. Ms. Ludewig stated she was concerned that there were members of the community that watered too much and did not follow the water restriction schedules. Mr. Huffman replied that the District had started the season with restrictions due to the severely dry weather and then relaxed them due to several requests for owners doing landscaping projects. Mr. Huffman stated that the water flow was monitored and that overall usage was similar to prior years, despite some owners watering more than necessary. Director Murphy stated that the pumps were equipped with timers that

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could restrict the water to designated times and the District would consider more strict watering schedules in the future. Director Murphy noted that meters had been considered in the past but the up-front and on-going operating costs did not make sense for the District.

Water Rate Increase

Ms. Johnston stated that the notice of meeting to consider a rate increase had been posted on the District's website as required. After discussion, and upon motion duly made and seconded, it was unanimously

RESOLVED to approve a \$0.50 per month irrigation water rate increase from \$27.50 to \$28.00 beginning January 1, 2018.

Minutes

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

RESOLVED to approve the June 20, 2017 meeting minutes as presented.

2018 Election Ms. Johnston reviewed the Resolution stating that in May of even numbered years the District is required to have an election. The Resolution calls the election, lists the Directors whose terms are up, designates the election official and authorizes the Designated Election Official to cancel the election if there are no more candidates than terms to fill. After review and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Resolution Calling a Regular Election for Directors on May 8, 2018.

Financial Statements

Ms. Johnston stated the meeting had been published as the public hearing to adopt the 2018 Budget. The public hearing was opened to take comments on the proposed budget. Ms. Johnston distributed updated financial statements ending August 31 including the 2017 forecast and proposed 2018 budget for the District. Ms. Johnston noted the Assessed Valuation increased 23% due to assessment reevaluation and that a small percentage was deducted for potential protests. Ms. Johnston reviewed that expenses for 2017 were tracking as expected and overall the District was in good shape. Ms. Johnston stated that the Water Fund included several infrequent items recommended for maintenance of the ditches and wetlands as well as \$100,000 for the Pond 2 capital project. General discussion was had. The public input was closed and, upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Resolutions to Adopt the 2018 Budget, subject to minor adjustments; and

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FURTHER RESOLVED to approve the Resolution to Set the Mill Levies at 10.000 mills for operations and 26.232 mills for debt service; and

FURTHER RESOLVED to approve the Resolution to Appropriate Sums of Money for spending in 2018.

Audit

Exemption

After reviewing the 2017 forecast, Ms. Johnston noted that the District would qualify to submit an Application of Exemption from Audit for 2017 unless the District preferred an audit. The Board directed Marchetti and Weaver to prepare an Application for Exemption from Audit for 2017.

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.

CCOA

Ms. Johnston reviewed the Chatfield Corners Owners Association financial statements ending September 30, 2017 noting all receivables had been collected. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve transferring the remaining fund balance of \$6234 from the Owners Association to the Metropolitan District.

Irrigation System

Report

Mr. Huffman with Sagebrush Services reported that a series of holes and a pipe that runs directly to the Step Pond caused Pond 2 to drain and remain dry over the summer. Mr. Huffman stated that the pond was located half on District property and the remainder on an easement within Lot 4 Block E and Ms. Johnston confirmed that the pond was owned by the District therefore the District had full discretion over what to do about the pond. Mr. Huffman offered several suggestions, including by-passing the pond. There was general discussion on the purpose of the pond and its role in the community. The Board directed Mr. Huffman to get more firm bids for repairing the pond for consideration at the next meeting.

Mr. Huffman reviewed the estimate for the McBrayer Ditch head gate replacement and dam rebuild. Mr. Huffman noted that the repairs would benefit several owners that had water rights from the Ditch and therefore should share in the costs. Mr. Huffman distributed an estimated breakdown of the repair costs based on percentage of water rights using the ditch.

Mr. Huffman stated that water use was on par with previous years and that total water used for 2017 was 51.1 million gallons.

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Reports The Covenant Enforcement Services Annual Report or the District Manager's reports were briefly reviewed. Director Grant indicated that there were no questions.

Owner

Education Ms. Johnston noted that this was a requirement for the Chatfield Corners Owners Association and the education was review of the accounts payable process.

Committees Ms. Johnston noted that Director Wilde-Sisneros has requested being assigned back to the Covenant Enforcement and Design Review committees. Director Woods agreed to resign from the Covenant Enforcement committee and Director Barton agreed to be a back-up for Directors Murphy and Wilde-Sisneros for the Design Review committee.

ADUs Ms. Johnston reported that the Town of Gypsum deadline for reporting existing ADUs in the Chatfield Corners community is October 31, 2017. After that date, the Town would send a report monthly listing all permits issued for ADUs to Ms. Johnston. Ms. Johnston reviewed the sample letter in the packet and verified that it had been vetted by District counsel. The Board directed Ms. Johnston to send a letter to any owner listed on the ADU permit report.

Future

Meetings The proposed 2018 meeting calendar was reviewed and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the 2018 Meeting Calendar with meetings set for March 20, June 19 and October 30.

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 17th day of October 2017.

Respectfully submitted,



Beth Johnston
Secretary for the Meeting