

MINUTES OF REGULAR MEETING

BLUE VALLEY METROPOLITAN DISTRICT

Regular meeting called to order at 7:00 pm on Monday, April 13, 2026 following a work session that began at 6:30pm. Board secretary Andrea Buller present via Zoom. Board members present: Buck McNichols, Tim Vermeer, and Brenda Kellen. Board present via Zoom: Mark Nelson. Board absent: Jeff Powles. Guests present; Ron Mentch, Dennis Cunningham, Sean Saffel, Kade Sessions, Flip Brumm, Todd Nelson, and Jack Norton. Guests present via Zoom: Matt & Danielle Kallman

Review and Approval of Minutes of Previous Meeting(s) – Brenda Kellen moved to approve the January minutes. Buck seconded. All in favor. Motion carried.

Water Operator – minutes as presented by Water Operator – See Attached

River Committee

- **Minutes as presented by Committee if any**

Kade stated it will be a very weird fishing season this year. He has attended multiple meetings with many organizations recently.

Engineering Project Update – Buck spoke with BBA engineers and is working with them to determine what their fee would be to determine appropriate tap fees to include any future out of district tap sales.

Spring Road Work – schedule Special Meeting to award bid – The water situation will affect the spring road work as the District cannot pull from the river or the water system to water down the roads. Buck stated he has one more phone call to make before there is a determination to be had. Worst case scenario would be to do only touch ups on the road. There will be a Zoom only Special Board Meeting on Wednesday, May 15 at 6pm to hopefully award the bid for road maintenance.

ARC – presented by Dennis Cunningham & Sean Saffel –

- Dennis spoke to honor Bob Heid and recognized him for all the years he served the District as the ARC representative. All agreed and expressed their gratitude.
- Dennis honored Brian Darling and expressed sympathy of his recent passing. The board expressed that they shared the sentiment and thanked Dennis for bringing it up.
- Dennis presented a request for ARC deposit refund and the documentation submitted to support the claim. The board discussed the payment from owner of Lot 7 / Block 4 on 9/22/2023. It was determined it was for quarterly water fee and was not an ARC fee. Andrea will draft a letter to the owner to inform of such. There is no record of an ARC fee or deposit for this property since July 2020.
- Dennis questioned metal siding regulations. The board stated this issue has been discussed in prior meetings, and stands by the determination that metal buildings and siding applications will be determined on a case-by-case basis with no need to change the covenants or regulations.
- Colorado Wildfire Resiliency Code – Dennis spoke with an individual and is under the impression that some counties are pursuing action to get the Code changed or delayed and believes Grandy County does not plan to implement any changes until at least July 1.

Water Restrictions – Resolution – Buck stated that the District is located within a Stage 4 drought that will impact not only the District but the entire area. Buck spoke with Water Commissioner Troy who stated optimistic numbers currently as: Dillon Reservoir is at 45% median and Green Mountain Reservoir is at 49% median. This will require water rights to be affected. Neither Admin Fill or Physical Fill will be honored this year. This has the potential of drastic implications to all residents within this water shed. Buck will contact the water attorney to discuss what exactly this means to the District with consideration of the District's water augmentation plan out of Wolford Reservoir. Professionals indicate that the situation is much more severe than people even think it is. Working to maintain water inside homes for drinking and washing in the District is the priority. Outside irrigation is not even a topic at this point. The District needs to seriously consider drastic changes to include changing the quarterly usage allotted.

The situation is evolving daily and it is important for everyone to do their part. Buck will be working to get more information this week and when available, we will pass on to the residents.

Public Address –

- Todd Nelson – thanked Andrea for switching Bob Heid’s account quickly and seamlessly.
- Todd Nelson – stated that Bob Heid always did a very good job for the ARC. The board agreed.
- Dennis Cunningham – asked regarding storage of historical ARC files. The board discussed and will place in the District’s storage.

Secretary’s Report

- Current Balance(s) as of 3/31/26 – Stand for Audit
 - UBB Checking = \$ 41,925.50
 - UBB Money Market Savings = \$ 241,547.33
 - COLO Trust = \$ 264,507.42
- Paid Bills to Approve = \$ 64,821.61 – Brenda noted that the stop sign recently installed was stolen shortly after installation. Buck moved to approve paid bills as presented. Brenda seconded. Mark abstained. Remaining board in favor. Motion carried.
- New Fraud Monitoring Rule – Andrea notified the board of the new rule and compliance deadline of June 22, 2026. Andrea emailed Collins Cole requesting a template to utilize to develop a rule.
- Green & Associates LLC Management Rep Letter – Buck moved to approve the Management Letter and authorized Andrea to use his digital signature. Brenda seconded. All in favor. Motion carried.
- 2025 Audit – Buck moved to approve the 2025 Audit as presented. Brenda Seconded. All in favor. Motion carried.
- 2026 Drinking Water Quality Report for 2025
 - Sent via bulk email to owners & posted on the website 4/8/26
- ARC Funds
 - 2026 Nonrefundable Funds to potentially be used by ARC = \$100.00
 - Deposits held (could be refunded) = \$14,938.00

Buck moved to adjourn the meeting at 8:41pm. Brenda seconded. All in favor. Motion carried. The next regular meeting is scheduled for July 13, 2026.

BLUE VALLEY METROPOLITAN DISTRICT



_____, Secretary