

**CONSOLIDATED BELL MOUNTAIN RANCH
METROPOLITAN DISTRICT**
2001 16TH STREET, SUITE 1700
DENVER, CO 80202
Phone: 303-779-5710 Fax: 303-779-0348
www.BMRmetro.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, April 7, 2026

TIME: 6:00 p.m.

PLACE: Lowell Ranch
2330 S. I-25, East Frontage Road
Castle Rock, CO 80104

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
John Booth	Treasurer	May 2029
Jerry Heberlein	Assistant Secretary/Treasurer	May 2027
Molly Rowells	Secretary	May 2029
Jay Smith	Vice President	May 2027
Steve Vrabel	President	May 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notice.
- D. Community Comments:
Members of the public may express their views to the Board on matters that affect the Metro District that are otherwise not on the agenda.

II. MANAGER MATTERS

- A. Review and Consider Approval of the Minutes of March 3, 2026 (enclosure)

III. APM MONTHLY REPORT – John McKillip

- A. APM Monthly Maintenance Report – Mr. John McKillip
- B. Status of “No Trespassing Signage “ - Director Rowells

IV. FINANCIAL MATTERS

- A. Review and Consider acceptance of the Claims totaling \$33,050.38 to be Ratified Report for February 2026 (enclosure)
- B. Review and Approve April 1, 2026 Cash Position Report (enclosure)

V. DIRECTOR DISCUSSION & UPDATES

- A. Storm Water Drainage – Director Smith
- B. Castle Rock Water IGA: April (Fifth) Meeting to be held – Director Vrabel
 - a. TCRW staff presented the request to BOCC with Douglas County. Awaiting the BOCC response, (\$218,800 design fee reduction in our total financing package may be possible).
- C. Monthly Metro Park Activities – Director Rowells
- D. Monthly Trail Activities – Director Rowells
 - a. MD to develop a specific “instructional list of activities” for the resident volunteers (in conjunction with APM), that would like to maintain their trails crossing their C zones. APM will still be required to mow all horse/hiking trails to no less than six inches mowing height.
- E. Fire Mitigation – Director Booth
- F. HOA & MD Joint working session update – Director Vrabel
 - a. Street Signs Materials Selection – Director Heberlein to pass the material costs to the HOA Director Dan Decker for further evaluation.
- G. Main Entrance Stubs Log Replacement Project – Director Vrabel
 - a. Expecting GC budget on April 6th.
- H. Discussion on the Perimeter Fencing Repairs North Side – Director Rowells
- I. East Perimeter Fence – Director Rowells
 - a. East Fence Proposal from Mr. Steve Luthy
- J. Discussion on Park Area Bird Decoy’s Removal and Douglas County Court Hearing – Director Rowell
- K. Discuss April HOA newsletter and input – Director Smith
- L. Other Director Matters – All

VI. REVIEW / UPDATE DIRECTOR ACTION ITEMS – SEE APPENDIX A

VII. ATTORNEY MATTERS

- A. Executive Session – Pursuant to Section 24-6-402(4)(b) and (e) C.R.S. to Discuss EC Agreement moving forward.
 - * Feed storage bin on MD property
 - * Rider Disclaimer Form – review by Legal
 - * MD Rules & Regs – Update with Trail Rules
- B. Legal Counsel to contact Douglas County Court office to get a meeting with Judge to present the positive MD resident survey and ask the Judge to possibly approve the excess water fund use for our road infrastructure.

- C. Legal Counsel to Communicate with Archer Surveying Co. to complete the survey replat of the two properties. Then submit the Archer survey replat to the Douglas County on Tract J Administrative Replat and Quit Claim Deed documentation for IGA with TCRW – Also see Appendix A 2/4/25 #1.

VIII. OTHER BUSINESS

- A. Confirm Quorum for May 5, 2026 Regular Board Meeting at Lowell Ranch at 6:00 PM.

IX. ADJOURNMENT