

## **EAGLE BEND METROPOLITAN DISTRICT NO. 2**

**<http://www.eaglebendmetro.com>**

Regular Meeting

Heritage Eagle Bend Clubhouse

23155 E. Heritage Parkway

Aurora, Colorado 80016

**Date: March 24, 2010**

10:00 am

### **MINUTES**

#### **I. Call to Order**

The meeting was called to order at 9:58 am by Director Coker. In attendance were Directors: Coker, Arellano, Geiger, Meyer, and Audrey Davie. Director Rexroat arrived at 10:30 am.

#### **II. Declaration of Quorum/Director Qualifications/Disclosure of Conflicts**

Director Coker declared a quorum of the Board and that all Directors have confirmed their qualification to serve. Director Coker reminded the Board that he serves on the Eagle Bend Homeowners Association Board, is a member of the Aurora Citizens Advisory Budget Committee, and is a liaison to Arapahoe County for the City of Aurora (COA). Should voting be conducted today regarding HEB HOA issues, Director Coker stated he would abstain from voting. Director Meyer is the Environmental & Sustainability Coordinator for COA in the Planning Department. Director Arellano serves as a Delegate with HEB. Director Rexroat is a member of the HEB Golf Committee. Director Geiger serves on several mountain area boards. All disclosures have been filed with the appropriate entities by legal counsel.

#### **III. Approval of Agenda**

Director Coker made a motion to approve the March 24, 2010 agenda as presented. Director Meyer seconded the motion. The motion was unanimously approved.

#### **IV. Approval of Minutes**

##### **A. Date: February 24, 2010**

A discussion was held regarding the style and content of the minutes. Director Coker asked each Director and attendee their opinion. The consensus from the public favoured more detail which allows them to know what transpires if they are not able to attend a meeting. The Directors had two opinions: **1.)** keep them as they are and **2.)** present the information more straightforward but with some detail. Director Coker reviewed the process for how the minutes are currently being reviewed, edited and then released. He also stated that the 2010-2011 Secretary (to be elected) will have more input into the structure and content of the minutes. Director Geiger made a motion to approve the amended February 24, 2010 minutes. The motion was seconded by Director Arellano. The motion was unanimously approved.

#### **V. Financials**

##### **A. Payables**

Director Geiger made a motion to approve the payables with check numbers #1430-1437 and approve check #1429 to be ratified. Director Meyer seconded the motion. The motion was unanimously approved.

#### **VI. Business**

##### **A. Election Congratulations to Ron Meyer, Larry Geiger and Rex Rexroat**

In May the official oath will be administered to Directors Meyer, Geiger and Rexroat. Director Arellano will ensure that Laurie Tatlock, the Board's Designated Election Officer, files all the required paperwork. Director Arellano reported that this year's election costs were just over \$1000 compared to 2008 which was approximately \$30,000; thus saving the District a considerable amount of money!

##### **B. Update re: HOA's Landscaping Projects – Creekside's Xeriscape Plan and Center Medians**

Director Arellano reported that the City has reduced the xeriscape rebate by \$5,000.00 meaning, the most a single entity can receive is \$25,000.00. Creekside's application has been approved by the City. Director Arellano stated he will

### **B. Update re: HOA's Landscaping Projects – Creekside's Xeriscape Plan and Center Medians continued**

move forward as soon as Mr. Frank Massey, Creekside HOA President, notifies him the Creekside Board has given their "official approval". At that point, the contract will be drawn up and signed by Director Coker. Kristen Bear, legal counsel, is ready to prepare the contract when needed. All Board members indicated support to move forward with the Creekside xeriscape cost sharing agreement.

Director Coker voiced concern that he has not heard from Ridgeview regarding their dog run project (\$6500). The Metro District has initiated several calls to James Fletcher with PCMS, and the calls are not being returned. It was stated by Director Coker that there seems to be "some confusion how the contract will be managed" per their contractor, Cox. After a short but interesting discussion it was decided that Director Arellano will phone Ridgeview personnel again and if there is no response a letter will be written.

Lee Ruterbories, Chairman of HEB HOA Facilities and Grounds Committee and Bruce Simner, HEB HOA Vice President, were in attendance to speak to the Board regarding the HEB HOA and Metro District cost sharing landscape project (see February 2010 Minutes). Mr. Simner was selected as the HOA liaison to the Metro Board. Next week, Directors Coker, Arellano, Mr. Ruterbories and Dennis Lumley, HOA Facilities and Grounds representatives and Daniel Levine of TerraCare Associates will walk the proposed project to preview the area(s) and discuss the work to be completed. Director Arellano stated he met with Mr. Ruterbories and Mr. Lumley previously to discuss the Phillips Way project. At this time, the HEB HOA proposed landscaping plan has not been approved by the City. As the project moves along Director Coker volunteered to periodically email Mr. Simner to keep him informed.

Director Coker proposed the question of sub associations (Village Homes, Traditions Board) being able to contribute funds to the cost sharing project(s). Mr. Ruterbories reported that the sub associations currently are not in a position to do so but in the future it may be a possibility. Director Coker stated he would like to review this later in regards to applying for multiple City rebates as well as having sub associations involved with the project(s).

Director Arellano reported the weeds will be cut and sprayed when the weather becomes drier. He also reported that he spoke to Mr. Wong to inform the Templeton owners the need to remove and/or replace the dead trees and to fix their irrigation system. It was noted by Director Arellano that when a tree dies the replacement tree must be of the same size as the original. For example, to replace a 10 year old tree with a smaller 3 year old tree is against City regulations per Director Arellano.

### **C. Water Operations Manual**

Director Rexroat and Scott Lehman reported that Mr. Bob Morphis with the City is: **1.)** clarifying the Board's obligation re: meter testing; **2.)** stating the City is responsible for the maintenance and reading of the meter which is tentatively set for April 7<sup>th</sup>, (Note: Pictures of the wells and lake will be taken by Director Meyer at this time for the manual and newsletter); **3.)** approving the magnetic flow meters, and **4.)** wanting to inspect the meters every other year.

The Manual is almost complete and includes the necessary "Exhibits" except for the wi-fi installation; which is scheduled to occur in April. The manual is expected to be completed the third week in April. Scott Lehman reported he will continue to work with Browns Hill who has requested the Board's alarm notification and website access (read-only & administrative rights) lists. Mr. Lehman and Director Rexroat noted that Mr. Roe Sherbert, HEB HOA Maintenance Supervisor, stated that getting the wells on-line and calibrated depends on the weather but this generally occurs in late April or early May. Director Rexroat believes the loading of the ECCV pipeline should occur at the same time.

Mr. Lehman reported the wi-fi system can be programmed to perform an automatic notification up to 10 people. After discussing this issue it was decided that the auto dialer will call the following people in the order as listed: First-Scott Lehman, Second-Director Rexroat, Third-Director Arellano, Fourth-Director Coker and Fifth-Director Meyer. The person on the receiving end must call the system back so that the automated system knows it has made contact and therefore will not continue dialing. Scott Lehman is responsible for deciding if Lyne Western will be called. Should the call be necessary to Lyne Western, Mike McDevitt is the designated contact person.

Upon further discussion of the wells the outcomes were: **1.)** Mr. Lehman will purchase combination padlocks; **2.)** a meeting with Mr. Sherbert and Jeff Powles, HEB General Manager, will be held to review past start up processes, procedures and costs.

#### **D. Discussion of Bids Received for Irrigation**

After a lengthy discussion, the Directors appointed Scott Lehman for the 2010 year to take on this duty. Director Rexroat will work with Mr. Lehman to draft a contract outlining all duties and responsibilities as well as a monthly fee.

#### **E. Discussion of 2010 Water Rate Recommendation**

After a lengthy conversation which included a budget analysis completed by Director Geiger (see Xcel spreadsheet) many issues were addressed such as but not limited to: selling water at single rate could potentially cost the District a large loss of money, pumping less water has budgetary implications, including start up and shut down costs effects the rate, examining the debt ratio, Contingency Fund and Water Enterprise Fund effects the rate etc. In conclusion, Director Geiger made a motion to adopt the price of \$4.00 per 1,000 gallons per day for all water provided to HEB HOA that comes from the wells, the ECCV pipeline or the Buchanan tap be charged at the actual cost from the City of Aurora for the year 2010. The motion was seconded by Director Meyer. The motion was unanimously approved.

#### **F. Sign Resolution for Creekside Irish Drive Water Tap**

Director Coker referred to the 2009 Creekside Letter of Agreement. Upon no further discussion, Director Rexroat made a motion to approve the 2010 Resolution for the Creekside Irish Drive Water Tap. Director Geiger seconded the motion. The motion was unanimously approved.

### **VII. Communications**

#### **A. Newsletter**

Directors Meyer, Coker and Rexroat all stated the community feedback was positive. Director Meyer received one letter from a homeowner who had several HOA concerns. The letter will be forwarded to all Board members with follow-up to be decided. Suggestions were made for the upcoming June 15, 2010 newsletter: 1.) standardize the font; 2.) list the Directors and 3.) identify the author of each article. It was decided that advertising in the newsletter would not be within the parameters of the newsletter. June topics may include: wi-fi installation at the wells, landscaping at HEB and Creekside, water project, as well as photographs.

#### **B. Website**

Director Meyer will post today's agenda, February's minutes and the March newsletter to the website.

### **VIII. Public Input**

One resident in attendance stated that the newsletter answered her questions and she also gave kudos to Audrey Davie for taking such copious minutes.

### **IX. Adjourn**

The meeting ended at 12:45 pm.

**The next meeting will be held April 28, 2010**