

EAGLE BEND METROPOLITAN DISTRICT NO. 2

<http://www.eaglebendmetro.com>

Regular Meeting
Heritage Eagle Bend Clubhouse
23155 E. Heritage Parkway
Aurora, Colorado 80016

Date: May 26, 2010

AMENDED MINUTES

I. Call to Order

The meeting was called to order at 10:00 am by Director Coker. In attendance were Directors: Coker, Arellano, Geiger, Meyer, and Recording Secretary Audrey Davie. Director Rexroat was absent and excused. Members of the public introduced themselves. Also in attendance were the newly appointed HEB HOA liaisons Jim Stevens and Hank Schroeder.

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

Director Coker stated he is a member of the City of Aurora (COA) Citizens Advisory Budget Committee and four other subcommittees. In addition, Director Coker is a liaison to Arapahoe County for the COA. Director Coker stated he would abstain should HEB HOA issues require 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 by legal counsel with the appropriate entities.

III. Approval of Agenda

Director Geiger made a motion to approve the May 26, 2010 agenda with the following additions: Election of Officers (Business section), Creekside Erosion Control issues (Business section) and website discussion regarding site content (Communication section). Director Meyer seconded the motion. The motion was unanimously approved.

IV. Approval of Minutes

A. Date: April 28, 2010

Director Geiger made a motion to approve the minutes as amended. 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 #1453-1458. Director Meyer seconded the motion. The motion was unanimously approved.

B. Audit

Director Geiger reported his review of the audited 2009 District financial statements. He will meet with John Simmons, District accountant, to make some changes. State law requires the District conduct a yearly audit of the District's financial statements and be completed within six months after the close of the District's fiscal year.

VI. Business

A. Administration of Oaths for Newly Elected Board Members

Director Arellano gave a summary of the 2010 election noting it ran smoothly and under budget. The cost for conducting the 2010 election was approximately \$2000+, \$26,000 less than the 2008 election!

Director Coker administered the Director's Oath of Office to Directors Geiger and Meyer. Each was elected to a 4 year term. Director Rexroat was given the oath on May 21, 2010 by Director Coker. Director Geiger made the following motion, "I nominate Tom Coker for the Office of President, George Arellano for the Offices of Senior Vice President and Vice President of Landscape Maintenance, Rex Rexroat for the Offices of Vice President of Water Operations and Assistant Secretary, Ron Meyer for the Offices of Vice President of Communications and Assistant Treasurer and Larry Geiger for the Offices of Secretary and Treasurer." Director Arellano seconded the

A. Administration of Oaths for Newly Elected Board Members continued

motion. It was clarified that State statutes (CRS 32-1-902) provide that the secretary and treasurer may be one person. The motion was unanimously approved. Audrey Davie will secure new business cards

B. Guest: Arapahoe County Assessor, Corbin Sakdol

Corbin Sakdol, Arapahoe County Assessor, was introduced to the group. Mr. Sakdol’s presentation was very informative with some of the information listed below:

1. The County appraiser does not set taxes. There are 349 taxing jurisdictions in the county. The Assessor’s office keeps a data base of all properties and maps and certifies all valuations.
2. Residential property appraisal will be conducted June 30, 2011 using sales from Jan 1, 2009 to June 30, 2010. Mr. Sakdol noted that state law does not allow them to be current.
3. Arapahoe County encompasses: 806 sq. miles with a population of 550,000. There are 150,000 single homes, 26,000 condo/town homes, 6,000 commercial properties with an additional 300,000+ acres classified as AG property.
4. The 6th Ave & 225 area was heavily affected by foreclosures. Mr. Sakdol stated that the HEB area survived “quite well” as few HEB foreclosures appeared on the “Arapahoe Foreclosure Map”.
5. Market trends from 2005 to 2010 were reviewed. See handout for more information.
6. The process for calculating property taxes was presented: Home Value x 7.96% x Mill Levy = Property Taxes.
7. The Assessor’s Office provides each homeowner with sales information within their specific area to demonstrate why each home is valued as it is. The property tax protest process was reviewed.
8. The Senior Property Exemption has been put on hold by the legislature.
9. Mr. Sakdol gave the following information on 3 HEB homes currently for sale:

Arapahoe County Appraised Value		Asking Price by Seller
House #1	\$449,000	\$459,000
House #2	\$427,700	\$424,000
House #3	\$248,000	\$269,000

Following Mr. Sakdol’s presentation a Q & A session was held.

Director Coker discussed advertising the HEB community similar to ads promoting Heather Ridge on Illiff as a means to increase property values. Since June 30th is the cutoff date per state statute there is not enough time to do so. Mr. Sakdol pointed out that most Arapahoe county golf courses are owned by the City but noted that HEB homeowner association owns the HEB golf course. As a result, taxes are higher for HEB residents because of this unique position.

Mr. Sakdol voiced concern regarding the commercial properties; noting the Safeway center has dropped in value. Director Geiger asked how the value of the water system will be determined if Referendum #60 passes. Mr. Sakdol stated establishing the value would be very challenging. A short conversation regarding property taxes ensued with a resident asked why the HEB HOA was assessed a \$14,000 personal property tax. It was noted that this may due to the recent change in the HOA golf carts.

C. Review of Water Operations Manual

Copies were distributed to each Director. Director Arellano presented the following information: 1.) They are working on monitoring the lake to keep the level within one foot. 2.) One million gallons of water was distributed into the lake starting Tuesday, May 25, 2010. Roe Sherbert, HEB Maintenance Supervisor, and Scott Lehman, District Water Consultant with PureCycle Corporation are working together and things are running smoothly. 3.) Jeff Powles, HEB General Manager, was scheduled to have two meetings with Directors Rexroat and Arellano however; Mr. Powles did not attend either meeting. 4.) Subsequent to Mr. Powles’ two missed appointments the Metro Board sent a certified letter to Mr. Powles and since he did not attend either meeting it is up to him to contact the Board should there be a problem with the content of the letter. The Metro Board agreed that the HEB HOA rule of a “72 hour notice” will not be acceptable this year nor the HEB HOA “24 hour follow-up” rule. It is clear that the Board seeks immediate action if a problem or situation occurs relating to the water supply system to the HEB HOA water impoundment.

D. Update on Installation of Wi-Fi

Director Coker stated the wi-fi has been installed at both wells. Probes were installed at the lake and also at the pump house to monitor the water level at the lake. Director Coker met with Mr. Lehman to turn on the ECCV pipeline on Tuesday, 5/25/10.

E. Update on Landscaping and Center Median Projects

Daniel Levine, TerraCare Associates, presented the proposed Aurora Parkway irrigation plan (Addison Court to Gartrell). Director Coker stated \$200,000 has been budgeted for this project. Mr. Levine will put all costs together and present them at the June meeting. One of the tasks will be to disconnect the Districts irrigation system from the HEB HOA tap and connect to a 1" tap on Aurora Parkway and Gartrell. Should the District want to use the utility easement along the commercial development the Board must apply to the COA to do so. Currently, it is only a right-away easement.

F. Update on Landscaping Project with Creekside

Creekside's HOA landscaping project is on hold due to an erosion and drainage problem within that Community. The reported cost to remedy the situation is estimated at \$150,000. Frank Massey, Creekside HOA Board President, has met with Lennar, their HOA's legal counsel, and an engineering company. Director Arellano believes that Creekside will ask the Metro District for financial support. The erosion is occurring along a drainage channel south of the Creekside swimming pool and rec center. The water flows have begun eroding away portions of the lots of completed homes located on South Coolidge Way. Director Coker reminded the Board that the District installed all the drainage on Saddlerock Gulch at HEB with the City of Aurora and the Core of Engineers as well as the walkways at Piney Creek.

It was decided that Directors Geiger and Meyer will serve as liaisons to Creekside HOA to seek more information and report their finding to the Board. Director Coker stated there are 2 options at this time: Option #1- wait for pending events OR Option #2- possibly contribute financial assistance. Director Coker stated the cost to fix the erosion situation would be closer to \$250,000. Directors Meyer and Geiger were given the approval to meet with District legal counsel to discuss options.

G. Update on Dog Run Project with Ridgeview

Director Arellano reported he met with the landscaper, Ridgeview's management company and Chris Lynch, Ridgeview's HOA President, to review the details of the project. The project will begin the 2nd week of June.

H. Update on Drainage System on Gartrell Road

Director Arellano contacted COA representatives and forwarded Director Meyer's photos for documentation. The City acknowledged that the water is collecting in a low point on Gartrell Road and until the commercial area is developed the City will not address the situation.

I. Update on HEB HOA Landscaping Project

Director Arellano spoke to the COA regarding the property on South Aurora Parkway (SAP) west of the fire station because he is concerned about the trees and lawn. The COA is researching the ownership of the property before addressing the situation. It was noted that some trees on SAP have "disappeared" in the commercial area. Regarding the Safeway area Director Arellano reported that: 1.) the grass was cut; 2.) 100 plants will be added; and 3.) Mr. Wong will be contacted. A conversation ensued about possibly working with the HEB Angels in a joint project to continue beautifying this area.

HEB HOA representatives, Lee Ruterbories and Dennis Lumley met several times with Daniel Levin, TerraCare Associates, to review the proposed joint project. The Metro Board noted that discussions regarding the joint project have been going since November 2009 and the landscape plan is finally complete. Per Director Arellano Lee Ruterbories states "the project will go forward at some time". Overall, the HEB HOA would only be financially responsible for approximately \$35,000 for a project that would cost over \$100,000. A discussion was held regarding the HEB HOA Finance Committee. Mr. Ruterbories reported the Finance Committee is concerned about two issues: 1. Which fund to use? and 2. City rebate plan - Is the project worth doing just because a rebate will be given? In conclusion the Metro Board has budgeted funds for this project and will leave it up to the HOA to notify them when they are ready to move forward.

VII. Legal

A. Discussion of Amendments 60, 61 and Proposition 101 and other Possible Legislative Issues Director Geiger gave a summary of the above Amendments and Propositions scheduled for the November 2010 general election. He stated the District needs to analyze the impact the passage may have on District financial strength and operations and discuss appropriate actions to be taken prior to the election.

VIII. Communications

A. Newsletter

Comments from participants: “I like it; best use of man power that you have.” “I agree.” “The Board is the cream of the crop at HEB.” “I do read the newsletter it is excellent.” Daniel Levine who works with other Special Districts stated, “I don’t see any other publications as thorough as the Metro District’s and maybe they aren’t as open as to what are the real issues are.”

For the June newsletter it was determined: 1.) the Creekside and HEB HOA article is on hold; 2.) Director Coker will write a memorial for Ken Voska (with photo Director Meyer); 3.) Daniel Levine was asked to write an article on irrigation and landscaping; 4.) Director Meyer will contact Corbin Sakdol, County Assessor to submit an article; 5.) a Red Tail Hawk Park update will be included; and 6.) Zach Versluis, COA, will also be asked to submit an article. Director Coker asked those in the audience what topics they would like to read about – no suggestions were given.

B. Website

A discussion was held whether to upload all newsletters to the website. Director Meyer will investigate whether there is enough space to do this.

As charged, Director Meyer investigated the CSD Pool Safety & loss Prevention Grant program and determined it does not apply to the Metro District.

IX. Public Input

Public input was sought throughout the meeting. It was announced that Nancy Spence, State Senator, will be a guest at the June meeting to report on legislative matters of interest to the District.

X. Adjourn

The meeting ended at 1:07 pm

The next meeting will be held June 23, 2010