

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WILLOW BROOK METROPOLITAN DISTRICT HELD

April 12, 2019

ATTENDANCE: The special meeting of the Board of Directors of the Willow Brook Metropolitan District was called and held on Friday, April 12, 2019 at 3:00 p.m., at The Gate House; 524 Ruby Road, Silverthorne, Colorado, in accordance with Colorado law. The following Directors were present and confirmed their qualification to serve on the Board:

Donald Samuels, President
Mat Sherwood, Secretary/Treasurer (via conference call)
Michael Good, Assistant Secretary
EJ Olbright, Assistant Secretary

Absent was Director Lewis, whose absence was excused.

Also in attendance were:

Marcos Pacheco, Community Resource Services of Colorado, LLC
Joe Maglicic, Ten Mile Engineering
Jon Rovick, property owner
Carl and Erica Oppedhal, property owner
Ken Cremer, property owner
John Longhill, property owner
Rebekah Barrington, property owner
David Radlauer(via conference call), property owner
Mike Foster, property owner
John Drake (via conference call), property owner

CALL TO ORDER: President Samuels noted that a quorum of the Board was present and the meeting was called to order at 3:02 p.m.

2019 WATERLINE IMPROVEMENT PROJECT CONSTRUCTION SCHEDULING DISCUSSION: Mr. Pacheco addressed the Board and attendees by noting the purpose of the meeting. He noted that the project management group has had several meetings to put together a construction schedule with a rough timeline by phase. The intent of the meeting today is to get feedback from property owners in order to try and coordinate all work with minimal disruption to the community.

Director Olbright Asked that everyone respond with their feedback by April 19th at 5:00 p.m. That will allow for the project management group to accurately consider all requests. The final

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schedule will then be made available by the next Board meeting on April 26th.

Ms. Oppedahl asked if their email with their requests had been received by the group. Director Olbright informed her that it was.

Director Olbright noted that all changes to this schedule will need to be coordinated with the contractor in order to prevent any additional charges. We will do our best to meet everyone's objectives.

Mr. Foster noted that he had met with other residents that shared a concern that Chickadee Lane was a narrow road and with the scheduled work on that road, they would be excluded from their home for two of the four weeks that they would be at their home. Chickadee Lane is Lots 19, 20, and 27. This work is currently scheduled 7/1-7/27.

Mr. Drake asked if the Board could inform him where there would be pipe bursting and where there would be conventional construction. Mr. Maglicic informed him where the bursting would take place.

Mr. Maglicic continued by explaining the process of the two different construction methods. We will be experiencing both conventional construction as well as using pipe bursting in some areas. The areas that will experience the pipe bursting will be: Lots 2, 3, 22, 23, 24, Chickadee Lane, and portions of Pearl. Mr. Maglicic also explained the process of reconnecting water service lines and the in-depth nature of doing so safely. There was also discussion on how there will be two crews working on each phase in order to ensure the work is completed as timely as possible. Due to the nature of underground construction, there is always the potential of a delayed schedule. There was concern that the holes needed for the pipe bursting will make the roads impassable. Director Olbright noted that there are ways to keep these holes smaller by shoring systems. Mr. Maglicic added that no matter where construction is taking place, there will be continued access because emergency services must have full access to all residences. After each phase is completed, the roads will be returned to a passable condition. At the end of the project, we will then place 2 inches of road base and compact it properly as well as re-vegetate as needed. The purpose of starting this project on Topaz is due to the roads in that area being historically drier.

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Director Olbright noted that, by request of the contractor, residents limit their trips around the construction sites throughout the day. This helps maintain safe working space as well as timelines.

Mr. Rovick asked if anyone had been in contact with the builders of Lot 22. Director Olbright noted that Mr. Maglicic will act as the liaison with this builder for the duration of the waterline project.

Mr. Maglicic also mentioned that we have included replacing culverts in the bid as the contractor comes across them. Also, if anything is to be disrupted outside of the road, he will need to give permission and the contractor will be responsible for returning all areas to their original condition.

Ms. Barrington asked for clarification as to whether the 6" lines will be replaced with the same size pipe. Mr. Maglicic answered and told her that everything will be replaced with what is currently in place.

President Samuels noted that the barn parking lot will be dedicated to the contractor for the duration of the waterline project. Director Olbright explained how the Nadeau family will still have access to place their horses in the barn as well as access to the arena. The only thing that will be affected is the placement of the dumpsters. Director Olbright noted that we will be relocating these to the Silverthorne tanks. This will be coordinated with Waste Management and communicated to the community.

Mr. Radlauer asked if there will be any issues that residents will experience while they are connected to a temporary water line. Mr. Maglicic noted that if you have pressure tanks in your house, you won't notice a difference. There may be some instances where you will notice a small reduction in pressure.

Director Olbright addressed the Board and informed them that we are on track for approval of our SRF Loan. The entire team has done a tremendous job making this happen in a timely manner. On April 26th we will be signing a contract with the contractor.

Mr. Maglicic informed everyone that Marcos Pacheco with CRS will be the main point of contact for the duration of this project.

Director Olbright concluded by asking that any input be provided in regard to the construction schedule by April 19th.

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ADJOURNMENT

There being no other business to come before the Board, Director Good moved to adjourn the meeting. Upon second by Director Olbright, a vote was taken and the motion carried unanimously. The meeting was adjourned at 3:54 p.m.

Respectfully submitted,

Secretary for the Meeting

DRAFT