

RECORD OF PROCEEDINGS

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
WILLOW BROOK METROPOLITAN DISTRICT
HELD
May 17, 2019**

ATTENDANCE: The special meeting of the Board of Directors of the Willow Brook Metropolitan District was called and held on Friday, May, 17, 2019 at 3:30 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
Randy Lewis, Vice President
EJ Olbright, Assistant Secretary
Michael Good, Assistant Secretary

Absent was Director Sherwood, whose absence was excused.

Also in attendance were:

Sue Blair and Marcos Pacheco, Community Resource Services of Colorado, LLC
Joe Maglicic, Ten Mile Engineering
Eric Kircher; Metro Services
David Robbins, Esq; property owner and President of HOA
Chief Berrino; Fire Chief of Summit Fire and EMS
Erica Oppedhal; property owner
John Longhill; property owner
John Drake; property owner
Rebekah Barrington; property owner
Rob Sister; property owner
Ken Cremer; property owner
David Radlauer; property owner

CALL TO ORDER: President Samuels noted that a quorum of the Board was present and the meeting was called to order at 3:30 p.m.

APPROVAL OF AGENDA: The Board reviewed the agenda. President Samuels moved to approve the agenda as presented. Upon second by Director Olbright, and vote, the motion carried unanimously.

MINUTES: The Board reviewed the Minutes of the April 26, 2019 meeting. Following discussion, and upon motion duly made by Director Olbright and seconded by President Samuels, vote was taken and

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motion carried unanimously and the April 26, 2019 Minutes were approved as amended to note the conflict that President Samuels has publicly disclosed with the haying contract.

CAPITAL PROJECTS:

Fire Cisterns, Summit County Grant, Funding Options: Mr. Cremer noted that he served on the Summit County Fire Board and that there is growing concerns of water supply or lack of. He added that the wildfire committee has done substantial work to bring ideas to the Board for the water supply, i.e. cisterns. Mr. Cremer then introduced Chief Berrino who spoke to the Board about the history and progress of cisterns. He let the Board know that there have been successful projects in the County and named a few of them. He told the Board that the cisterns are low maintenance and they reduce the "shuttle time" by allowing trucks to refill or pump water. Mr. Cremer discussed where the cisterns would be placed and the reason for placing them in such locations. He added that he and Chief Berrino agreed that 50-60k gallons would be sufficient. Eric Kircher asked if there would be a better use of a domestic tank system, does it make sense to install tanks underground rather than above ground. Director Olbright noted that he is concerned with saving money from the grant.

Director Lewis spoke about how this issue was voted down in the past which means a Director who voted no, moves to reconsider this issue. Director Lewis requested that the Board reconsider the submission of the grant application to Summit County. After discussion, Director Olbright moved that the Board resubmit the grant. Upon a second by Director Lewis, vote was taken and the motion carried unanimously.

John Drake read a proposed motion drafted by David Radlauer regarding applying for the grant and the expenditure of funds. Director Lewis noted that his only addition would be the addition of legal time and expense. President Samuels commented that he believes the money could be better spent elsewhere and he thinks cleaning the tracts would be better use of funds.

Director Lewis moved that the Board approve the Radlauer proposal. Upon a second by Director Olbright, was taken and motion carried with Director Samuels voting no.

David Radlauer, on behalf of the owners, thanked the Board for their reconsideration and thanked Ken Cremer for inviting Chief

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Berrino to today's meeting.

Draft 2019-2021 Budget Projections: Ms. Blair spoke about the handout. Well house repairs were a topic of conversation. Mr. Kirchner will obtain pricing on these items and will bring them back next month. Director Olbright talked about expediting the RFP process to replace Metro Services as the District's water operator, and summer and winter road maintenance contractor. Ms. Blair will finalize the RFP and will prepare a schedule for obtaining bids.

Update on 2019 Water System Improvement Project: Rob Sister told the Board that they are doing located now and the pipe bursting machine will be delivered next week and he is hoping to start digging on Monday. Joe Maglicic updated the Board on the SWMP that is in place now as a requirement under the SRF loan.

OPERATIONS:

2019 Weed Spraying: Director Good proposed to the Board that he would take on some spraying on his own accord. He outlined his knowledge of weed spraying. He noted that he believes it is advantageous to have the professional sprayer come in and he thinks he could help by doing his own spraying as well. President Samuels commented that unless the spray is colored, he doesn't know where to walk his horse. Director Olbright moved that the Board approve Director Good to move forward with his plan as long as the spray is colored. Upon a second by Director Samuels, vote was taken and the motion carried unanimously.

Recycle Asphalt Paving: The Board spoke to Eric Kircher about the maintenance plans for the roads this year with the construction taking place. Mr. Kircher asked the Board if he could be notified at least 2 weeks ahead of time when the dust control is needed.

Equestrian Contract: Director Lewis spoke about his work on the equestrian contract. The board agreed that Director Lewis is authorized to negotiate the contract with the Nadeau's.

2019 Irrigation Contract: David Robbins reported to the Board on behalf of the Owners Association, that the Association is recommending a potential hire for ditch maintenance. The candidate is Roger Sharp. There was a discussion surrounding that status of the individual as an independent contractor. Rebekah Barrington reported to the Board on the process used to find the candidate. Director Olbright moved that the Board approve Roger Sharp as the irrigation contractor and that he is hired as an

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independent contractor to the District. Upon a second by Director Good, vote was taken and motion carried with Director Samuels voting no. No other business was presented to the Board at this time.

OTHER BUSINESS

Changes to the Summit County Chipping Program: President Samuels updated the Board on this matter.

Gate House Remodel Update: Director Olbright updated the Board and let them know he will be donating materials to the project. Ms. Blair will be taking Metro District files from the storage room and scanning that information into the District's files. Rebekah Barrington offered to organize the Owners Association files off-site and then return to the Gate House after the renovation.

Look Ahead Schedule: Ms. Blair will be preparing a more extensive look ahead schedule that incorporates maintenance items.

Scheduling 2019 Monthly Meetings: Director Lewis asked if everyone could review the 2019 meeting dates and let him know if they could not be in attendance. The next meeting of the Board will be held on June 21st at 3:30 p.m..

ADJOURNMENT

There being no other business to come before the Board, Director Good moved to adjourn the meeting. Upon second by Director Lewis, a vote was taken and the motion carried unanimously. The meeting was adjourned at 6:12 p.m.

Respectfully submitted,

Secretary for the Meeting