
RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

CONSOLIDATED METROPOLITAN DISTRICT

Held Thursday, the 18th day of December 2008 at 398 Arroyo Drive, Battlement Mesa, Colorado.

Attendance

A regular meeting of the Board of Directors of the Consolidated Metropolitan District, Garfield County, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Fred Inman
Bill Nelson
Ray Barbour
Lynn Shore

Director Lancaster's absence was excused.

Gary Berggard, Anne Huber, Roger Bulla, Larry Huber and Sandy Yeager were also in attendance.

Call to Order

Director Nelson called the meeting to order at 9:06 a.m. and established that a notice of the meeting had been posted as required by statute. Director Nelson noted that a quorum was in attendance.

No potential conflict of interest disclosures were noted or filed on behalf of any of the Directors.

Energy Audit

Gary Berggard, with Honeywell, met with the Board and answered several questions relating to the proposed energy audit. A motion was made by Director Shore to authorize Board President Nelson to sign the contract with Honeywell for the submitted proposed energy audit; Director Inman seconded the motion and the motion carried unanimously.

Maintenance Building

Larry Huber reported on the maintenance building progress. He will have a complete set of drawings ready to go out to bid by the end of January 2009.

Manhole Refurbishment	The report from WestWater Engineering regarding references pertaining to Mountain Valley Contracting was reviewed. A motion was made by Director Barbour to accept the Mountain Valley Contracting proposal; Director Inman seconded the motion and the motion carried unanimously.
November Regular Meeting Minutes	Corrections to the November 20 meeting minutes: Under Attendance and Energy Audit titles, George Berngard changed to Gary Berngard; under Joint Advisory Committee , sixth line, the word loose changed to lose. A motion was made by Director Inman to accept the November 20, 2008 regular meeting minutes with the above corrections; Director Barbour seconded the motion and the motion carried unanimously.
December Special Meeting Minutes	A motion was made by Director Shore to accept the December 1, 2008 special meeting minutes as presented; Director Barbour seconded the motion and the motion carried unanimously.
Accounting Manager Report	Accounting Manager Yeager reported that an additional \$800,000 had been transferred to Edward Jones from CSafe for CD investment after the first of the new year.
	A motion was made by Director Shore to accept the November 30, 2008 financial statements, subject to audit; Director Inman seconded the motion and the motion carried unanimously.
Activity Center Information	Anne Huber gave a brief summary of the progress of the game room and the weight room bricks. The BMAC membership requirements were discussed and Ms. Huber reported how the corporate rentals of Battlement Mesa Company are currently being handled. Ms. Huber and Director Nelson will meet with Battlement Mesa Company staff to outline the corporate lease regulations. A discussion of offering room rental discounts to non-profit organizations was tabled until the January 2009 meeting.
Administration Office Lease Renewal	Director Nelson pointed out that the new lease amount for 2009 will be \$1,722.50/month; common area charges will be \$662.50/month. New to the lease for 2009: the District will be required to pay for electric and gas utilities. A motion was made by Director Inman to accept the 2009 Lease Agreement with Battlement Mesa Company as presented; Director Shore seconded the motion and the motion carried unanimously.
Water Rights	Director Nelson reported that he is working with Wayne Schroeder and Tom Zancanella on the renewal of the well field permits.


Bill Wilde Director Nelson requested that the Board hire Bill Wilde on a part-time basis for consulting purposes. The Board is in favor of negotiating with Mr. Wilde. Director Nelson will meet with him and report back to the Board.

Executive Session The regular meeting was suspended at 10:55 a.m. for an executive session to discuss salary ranges and the District Manager position.

Regular Meeting Resumption The regular meeting resumed at 11:13 a.m. following the executive session. No action was taken as a result of the executive session.

Adjournment There being no further business to come before the Board and upon motion made, seconded and carried, the meeting was adjourned at 11:14 a.m.

The foregoing constitutes the true and correct minutes of the above referenced meeting and was approved by the Board of Directors of the Consolidated Metropolitan District on the 22 day of JANUARY, 2008.


Secretary