

APPROVED

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

CONSOLIDATED METROPOLITAN DISTRICT

Held Thursday, the 26th day of February 2009 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
Lynn Shore

Directors Lancaster and Barbour absences were excused.

Bill Wilde, Steve Rippy, Anne Huber, Larry Huber and Sandy Yeager were also in attendance.

Call to Order

Director Nelson called the meeting to order at 9:00 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.

Director Nelson welcomed new District Manager, Steve Rippy.

Maintenance Shop
Building

Larry Huber distributed copies of the new building's layout. He announced that the architect is finishing the bid proposals this week. Mr. Huber should be able to get them mailed and to have the newspaper request for proposals published next week.

January 2009 Regular
Meeting Minutes

A motion was made by Director Shore to accept the January 22, 2009 regular meeting minutes as presented; Director Inman seconded the motion and the motion carried unanimously.

Accounting Manager
Report

Sandy Yeager reported that the 2008 audit has been completed and that it went well. She also reported that an additional \$400,000 has been invested in Alpine Bank CDs. Ms. Yeager announced that a new Cash Receipts Clerk, Kristen Penner, has been hired.

A motion was made by Director Shore to accept the January 31, 2009 financial statements as presented, subject to audit; Director Inman seconded the motion and the motion carried unanimously.

Activity Center
Information

Anne Huber reported that the racquetball court rules have been clarified. She also reported that response to offered classes at the Center has been strong. Ms. Huber announced that the Center has a coach for the new swim team. She is Susan Lang. The age range for the swim team is 7-18, they will practice daily from 3:45 -5:00 p.m., and she noted that the school district is not involved with the team. Ms Huber reported that the Center is in compliance with the new rules relating to swimming pool drains.

District Manager
Report

Steve Rippy reported that he has spent the past four weeks gaining an understanding of the District and getting to know the staff. He mentioned that he was happy with the job Keith Sheppelman has done with the street sweeping. Mr. Rippy is working on compiling the direct and indirect costs related to street sweeping. He expects two additional sweeps by the end of April.

Mr. Rippy stated that \$18,000 had been budgeted for a new pickup. He has received a price of \$19,257 from Columbine Ford in Rifle. The Board requested that he get some prices from Grand Junction dealerships.

Mr. Rippy reported that repairing the bed of the 1997 Ford Ranger that had been hit would cost several thousand dollars. He has received a bid of \$1200 to replace the bed with a flat bed, which would be easier for the technicians to work from. The Board approved the flat bed.

The state health department conducted compliance sampling two weeks ago and found no violations. Mr. Rippy reported that the health department requires refrigeration of influent samples and a refrigeration unit that meets their requirements would cost around \$6,000. The unit will be ordered.

A motor vehicle record policy was presented to the Board, per the requirement of the District's auto insurance carrier. A motion was made by Director Shore to adopt the addendum to the Manual of

Guidelines for Employees with regards to the motor vehicle record policy; Director Inman seconded the motion and the motion carried unanimously.

System Development Fees

Director Nelson reported that per the District's attorney, Matt Dalton, we are within our rights to have a System Development Fee. The District can use any or all of the SDF for improvements at the BMAC, but cannot use it for operations. The SDF is now a pool of tap fees and capital fees. Those who paid tap fees years ago are faced with having to pay an additional \$3,000 when they finally build on their property. Director Inman stated that he does not agree that those who paid fees in the past should be charged any additional fees. Only newly platted areas should pay the full \$9,000. Director Inman also stated that we need to clarify this issue, perhaps with wording related to "final plat".

BMAC Funding

Director Shore reported no new developments regarding funding for the Center. He contacted Battlement Mesa Company, and Keri Jensen will do a study of the impact a property tax would impose on them. BMAC funding will be discussed further at the March meeting.

Mesa Vista Assisted Living

Director Shore reported that he had been contacted by the Mesa Vista advisory committee which expressed that the assisted living center is struggling financially. They have requested that the District forgive the BMAC recreational assessment on their forty units, as their residents do not use the Center. This item was tabled until the March meeting.


Consultant Discussion

A memo from Bill Wilde to Steve Rippy regarding the hiring of Mr. Wilde as a consultant was distributed. A motion was made by Director Inman to approve Mr. Wilde as a part-time employee, as proposed; Director Shore seconded the motion and the motion carried unanimously.

Adjournment

There being no further business to come before the Board and upon motion made by Director Inman, seconded by Director Shore and unanimously carried, the meeting was adjourned at 10:30 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 26 day of MARCH, 2009.


Secretary