

Buckhorn Valley Metropolitan District #1

Meeting Minutes for the Meeting of the Board of Directors

Date: Tuesday, August 26, 2025 **Time:** 6:00 PM **Location:** Online Via Zoom

Board of Directors:

Nicholas Richards, President
Maxine Hepfer, Secretary/Treasurer
John Hill, Asst. Secretary
Anna Marie Ray, Asst. Secretary - excused absence
Hugh Fairfield-Smith, Asst. Secretary - excused absence

Public Attendees:

Debra Kloss, Resident
Jesse, Resident
Michelle Caster-Viater, Resident
Amy VanGoey, BOLD HOA Management
Angela Heuman, BVMD 2 Board
Nick Viau, BVMD 2 Board

Other Attendees:

Rick Goncalves, District Engineer
Peter Kline, Circuit Rider of Colorado
Sarah Shepherd, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

CALL TO ORDER AND DECLARATION OF A QUORUM

Director Richards called the meeting to order at 6:02. A quorum was declared as all Board members were present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

No new conflicts were declared.

APPROVAL OF OR AMENDMENT TO THE AGENDA

The Agenda was approved by acclamation.

PUBLIC COMMENT FOR NON-AGENDA ITEMS

No public comments were made.

RATE STUDY PRESENTATION BY DISTRICT ENGINEER

District Engineer Rick Goncalves presented the Rate Study to the Board. Director Hepfer noted that she would like to understand how this model was chosen and used.

Rick noted that the rate study model is adapted to the District to be as accurate as possible – the model uses the growth rates, the increases in population based on the District. Discussion followed.

Rick Goncalves shared the Capital Improvement Projects (CIP) that the District would require. Angela Heuman noted that certain items noted in the 2022 Rate Study were not included in the current study. Nick Viau shared that he has experience with GIS and would be happy to help the District if GIS work that might be needed in the future. He also noted that certain Grants may be available for the District to benefit from.

Rick Golcaves presented the Annual Revenue projections and operation and repair costs. Discussion followed. It was noted that a rate increase would be needed to ensure that the District is adequately funded for basic operations much less required or emergent repairs maintenance and improvements in 2026 and beyond.

SUMMER OPERATIONS UPDATE

a. Status of Water Supply

Sarah Shepherd noted that the Eagle River water levels had dropped significantly, however there should be enough water currently stored in the reservoir to last the rest of this season with reserves into next year's season startup. The pumps cannot operate when the level of water in the river drops below a certain level and the river has been called for prior senior rights at this time. Rick Goncalves noted that District Operator Kenny Slaughter had been proactive and filled the reservoir to maximum level with the new pump capacity, before the pumps had be stopped. Angela Heuman noted that in some neighborhoods the residents do not control the irrigation timing. The HOA and the District are working collaboratively to reduce water use as much as possible.

b. Discuss potential future drought policy

Sarah Shepherd noted that there are some resources and policies available for the District to consider as prototypes for drafting and adoption to ensure that the District has an adequate water supply in drought conditions. Some physical system improvements could include adding a different type of valve that would allow the District Operator to 'phase' watering days, when irrigation in on/off etc. The Town of Gypsum has policies for future drought prevention and preparation. Discussion followed. This item will be reviewed at future meetings.

c. Discuss reconditioning of pumps

Sarah Shepherd noted that District management recommends reconditioning at least one of the pumps that failed earlier this season. This would allow the District to have a backup pump in case of future failures. Director Hepfer noted that Buckhorn Valley Metropolitan District 2 may consider paying for the pump replacement or reconditioning. Discussion followed. Rick Goncalves noted that it would likely be a big saving for the District to recondition the pumps. More cost estimates will be provided during the budgeting process for 2026.

REVIEW OF IGA PROCESS AND BUDGETING FOR 2026 IN COORIDNATION WITH BUCKHORN VALLEY METRO DISTRICT 2

a. Budgeting timeline and coordination regarding Capital Improvement and Repair and Maintenance Projects in 2026.

Sarah Shepherd noted that both Buckhorn Valley Metropolitan District No. 1 and No. 2 will be required to work together to develop budgets jointly and will each hold Budget Hearings following these work sessions.

Engineering surveys and reports will feed into this process. Discussion followed.

b. Report on site visit between Buckhorn Valley Metropolitan District 2 and Buckhorn Valley Metropolitan District 1 regarding engineering surveys.

The District and Buckhorn Valley Metropolitan District 2 had Board representatives, engineers, and contractors met for a productive site visit earlier in the season. Discussion followed.

c. District Map and facilities planning related to boundary amendment.

Sarah Shepherd noted that the new IGA includes a Boundary amendment – which shifts the boundary for the District. Legal counsel is working on this change, and the updated Boundary Notice will be filed with the Town of Gypsum and Eagle County. The IGA also includes a possible relocation of the irrigation operators’ offices – which could be a cost-effective option to accommodate their office in an existing structure.

FINANCIAL ITEMS

a. Ratification of payments from prior periods and approval of payment for current period

Peter Kline noted that the Claims Payable Report includes payments from December 2024 up to August 2025.

Upon motion by Director Richards, and seconded by Director Hepfer, the Board voted 3-0 to ratify the payments from December 2024 to August 2025, as presented.

Peter Kline presented the claims from August 2025.

Upon motion by Director Hepfer, and seconded by Director Hill, the Board voted 3-0 to approve the August 2025 claims, as presented.

b. Financial Reports

Peter Kline presented the Financial Reports for the past and current periods. Discussion followed.

Upon motion by Director Hepfer, and seconded by Director Hill, the Board voted 3-0 to approve the financial reports, as presented.

c. Discuss certification of accounts and timeline

The Board viewed the Accounts Receivable report for the District; the District has over \$117,000 in unpaid balances from the regular irrigation accounts. The Board also viewed the Accounts Receivable Report for the 2024 Special Operating Fee – the District has over \$80,000 in unpaid balances from the Special Assessment.

Nick Viau and Angela Heuman noted that Board of District 2 is in general support of the collection of water fees for District in conjunction with a review of the accounts. Sarah Shepherd noted that several accounts are significantly behind in their payments.

Resident Caster-Viater noted that it was frustrating that such a large number of accounts had not paid their fees.

The District has the ability to Certify accounts that are above a certain threshold at the end of the year – once an account is certified, the County will collect the amount owed, plus any County fees, via property taxes. Director Hepfer noted that the District has reviewed this process in the past and will continue to use this process to collect from accounts that are past due with large balances.

Last year the District placed a threshold of \$1,500 due, however this year the Board could select a different amount. Discussion followed.

d. Discuss offer provided by BV Firewheel for prepayment of regular fees

Director Hepfer noted that the District received a letter from BV Firewheel, stating that they are aware of the cash flow issues the District is facing and are offering to prepay fees. Director Hepfer noted that accepting the prepayment offer from BV Firewheel would help ease the cash flow issues at District. Discussion followed.

Upon a motion by Director Hill, seconded by Director Richards, the Board voted 3-0 to accept the offer of prepayment by BV Firewheel as presented.

Angela Heuman noted that Buckhorn Valley Metropolitan District No. 2 Board members would like to ensure that accounts are accurate. Management for the District will work with Mr. Wolfersberger to determine what reports might be needed.

ADMINISTRATIVE ITEMS

a. Approval of minutes from May 2025.

Upon motion by Director Hill, and seconded by Director Richards, the Board voted 3-0 to approve the minutes from May 2025, as presented.

b. Communications with community and the HOA.

Sarah Shepherd noted the District and management for the District's HOAs have been in regular contact with each other over the season, as noted earlier in the meeting.

c. Set next meeting date in September/October 2025.

Sarah Shepherd discussed possible dates for upcoming Board meetings – the Board discussed meeting on October 1, October 2, October 7, or October 8. District management will send meeting invitations as placeholders till the meeting date is finalized.

ADDITIONAL BOARD MEMBER ITEMS

Nick Viau shared that he will be hosting a BBQ Information Session on Sunday September 21st in the afternoon at the Buckhorn field park, and invited both Districts Board members, the HOA, and community members, to attend. Management will share this information on the District's website.

ADJOURNMENT:

The meeting adjourned at 8:01pm by acclamation.

Sarah Shepherd

Signed by Secretary for the Meeting