

The Brush Creek Metropolitan District
Thursday, February 17, 2022 at 5:30 p.m.
Zoom Meeting

- Jerry Scheinbaum, President
- Lawson Wills
- Jim Laing
- Joyce Hardy
- Jerome Meister
- Rick Stevens, BCMD Manager
- Tammy Thurber, Bookkeeper
- Rebecca Driscoll, Meeting Recorder
- Maggie McHugh – Water Engineer
- Bob Plessett – Guest, Resident

1. **Call to Order:** The meeting was called to order at 5:30 p.m. by Jerry Scheinbaum.
2. **Minutes:** Minutes of the January 20, 2021 were approved.
3. **Presidents Report:** Jerry discussed homeowner regulations in Sopris Village, in regards to to such things as short term rentals, water usage, and parking, and suggested the Brush Creek Landowners Association might want to review it as a template to adopting their own. Jerome noted that Pitkin County is following the City as far as short term rental regulations.
4. **Guest Comment:** Bob Plessett, landowner
As a homeowner at the top of the BCMD, Bob addressed concerns that his water went out when there was a power outage in the fall. The Board explained that currently, the Zone 3 pump station does not have backup power, and while a plan to add that has been discussed, current focus on water meter replacement has dominated the budget cycle. Lawson recalled that the price of a generator was in the neighborhood of \$100,000, which would service just 13 houses. Rick added that the mandate for backup power was born from need for fire protection, which can be mitigated in other ways, such as utilizing a dry hydrant, which can attach to fire trucks for emergency service. Maggie noted that a generator would really be useful for domestic usage only, as it cannot keep up with the demands of fire suppression. Many of the large homes, which require sprinklers, have independent water storage for that purpose. The Board let the homeowner know that goal of a backup generator is still an active one within the five year capital improvement plan, but would be prioritized behind meter replacement.
5. **Manager's Report: Rick Stevens**
 - **Meter Update** – Rick and Maggie informed the Board they installed 3 meters in Pioneer Springs so far, and experienced some issues with stuck curb valves. It takes about 2 hours to put one in, and they need to coordinate with the homeowner to turn off the water. Rick said the project utilizes a two man crew and an excavator. A few homeowners have meters inside the house, requiring a plumber. Initial meters are sending preliminary readings already. Rick was confident he could complete the highest priority locations in the first quarter of 2022, with all of the interfaces, like the CUSI billing system in the next several weeks. Rick's goal was to have all of the available meters installed by second quarter, with

e-billing in place by the end of March. Rick said they are getting customers hooked into the database and trained in its use after the interface is set up. Only Badger customers can see their data, though all customers will have the ability to e-pay.

- **Leak Report** – Maggie reported 1000-1,800 gallons per day of leakage, which she described as not too bad.
 - **Development Overview:** Rick reviewed two properties near Wildcat have been sold, with driveway and building envelope reviews underway. New developments not in the BCMD boundaries who ask for water service are being told it is not an option. Rick reviewed development within the District, in regards to clean up issues, pavement repairs, etc. Rick said they have a warranty bond to cover any issues that may arise after the snow melts. The larger task of site review falls to the Landowners Association, however, with Stuart Lust as a part of the that committee following the resignation of Mike Otte.
 - **Dumpsters**– The dumpster shed has an added recycling bin, though demand for it seems to be a holiday or remodel issue, and is thus sporadic. Trash pickup frequency has increased. Joyce asked for better signage to clarify the difference, to stop contamination. Rick clarified the recycle bins are much smaller, at 2.2 yards, compared to the trash containers at 3 yards, but would get additional signage from Basalt Printing. Rick is talking to Mountain Waste to get a proposal to possibly change providers.
 - **Roundabout** – The Board discussed the upcoming roundabout construction commencing in April, which will upset traffic for up to 6 months, as Aspen bound traffic is diverted over Mclain flats, or condensed into buses at the intercept lot. Rick noted CDOT/Aspen has budgeted about \$300,000 for traffic management. Jerry wondered if the timing might lend traction to getting a signal or some other intersection improvements at the Juniper Hill/Hwy. 82 intersection. Jerry lamented the lumber yard employee housing project was getting a signal, though understood that the City might have a different process for traffic mitigation. Improvements to the intercept lot have been delayed given the roundabout project.
6. **Bookkeepers Report:** Tammy Thurber
- The Board discussed the budget, noting that plowing was significantly under budget for the year due to a relatively dry year, though that could change in March.
 - Rick and Tammy reviewed progress with accounts receivable, with compromises agreed upon for 2 homeowners whose leaks were disputed. A few long outstanding accounts were resolved successfully. Rick thought that the electronic billing would help significantly reduce further issues.
 - Expenditures: The Board approved monthly expenditures for payment.
7. **Date of Next Meeting:** The next meeting was scheduled for Thursday, March 17th.
8. **Adjournment:** Jerry motioned to end the meeting at 6:30, seconded by Lawson Wills.