
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of the Board of Directors Copper Mountain Consolidated Metropolitan District August 27, 2021

A Regular Meeting of the Board of Directors of the Copper Mountain Consolidated Metropolitan District, Summit County, Colorado was held on August 27, 2021 at 8:30 a.m. in person and by phone in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

- Ben Broughton
- Tom Malmgren
- Jim Reis
- Stan Sprinkle (by phone)
- David Steele

Staff in attendance was:

- Bryan Webinger, District Manager
- Rob Martin, Public Works Director
- Ed Pankevicius, Chief Plant Operator
- Eric Hookanson, Cable & Internet Services
- Missy Stabile, Clerk-Treasurer (by phone)

Also in attendance was:

- Eric Weaver, Marchetti & Weaver
- Bryon Wentzlaff, ResortInternet (by phone)

Call To Order

The Regular Meeting of the Board of Directors of Copper Mountain Consolidated Metropolitan District was called to order by Director Malmgren, on August 27, 2021 at 8:30 a.m. noting a quorum was present.

Old Business

Minutes The Board reviewed the minutes of the July 30, 2021 Regular Board Meeting. Upon motion duly made by Director Broughton and seconded by Director Sprinkle it was unanimously

AGREED to approve the minutes of the July 30, 2021 Regular Board Meeting as presented.

Employee Housing

Bryan Webinger, District Manager, reported that there was a two-bedroom, two-bath unit available for sale but is already under contract. The Board requested that Mr. Webinger get clarification from the Summit County Housing Authority about the program to make properties deed restricted. The District is in a healthy financial situation and Mr. Webinger would like to form a committee that would have permission from the Board to place an offer of no more than \$600,000 on potential properties. The committee members shall be Mr. Webinger, Rob Martin, Eric Weaver, Tom Malmgren and Ben Broughton.

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The Board inquired about the option of the District renting properties and subleasing to employees.

An official policy regarding employee housing and equability among all employees needs to be written.

Community Updates

Director Reis reported on behalf of Peter Siegel, Copper Mountain Resort Association Executive Director, that the merger of the Resort Association and Property Owners and Lessees Association is ongoing but more complicated than initially anticipated. The Resort Association is conducting a survey of resort land that could be developed into parks.

Public Comment and Concerns

No public comments and concerns.

Financial

The July 31, 2021 financial report was prepared by Marchetti & Weaver and provided to the Board for review prior to the meeting.

Eric Weaver, Marchetti & Weaver, reported that District staff has started forecasting for the 2022 budget. Preliminary 2022 budgets will be distributed to the Board prior to the October 15 deadline. Resolutions will be prepared contingent on Summit Fire & EMS election results.

Upon motion duly made by Director Sprinkle and seconded by Director Steele it was unanimously

AGREED to receive the July 31, 2021 Financial Statement and cash disbursement reports as presented.

New Business Upon motion duly made by Director Sprinkle and seconded by Director Reis it was unanimously

AGREED to cancel the 2021 Homeowners Weekend Community Party hosted by the District due to increasing Covid numbers.

The Board requested that Mr. Webinger advertise that the Community Party has been canceled.

Staff Updates

Bryan Webinger, District Manager, reported that the Employee Handbook will hopefully be finalized by the October Board Meeting. The Board requested that the handbook be a living document that is reviewed annually. Mr. Webinger also reported that the compensation review is almost complete. Mr. Webinger will discuss employee housing subsidies with Compensation Studio per the Board's request. The District did not receive a CDOT grant.

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Rob Martin, Public Works Director, reported that the inside of the 250k storage tank is complete. Work will be done on the valves and EQ basin at the Wastewater Treatment Plant. Congratulations to Erik Chichester whose wife gave birth to a baby girl.

**Other
Business**

No other business to come before the Board.

**Executive
Session**

In lieu of an Executive Session, the Board requested that Mr. Webinger submit a self-evaluation to Director's Broughton and Steele regarding his 2021 Performance Evaluation. Director's Broughton and Steele will conduct an evaluation and report to the Board in Executive Session at the September Board Meeting.

**Meeting
Schedule**

The next Regular Board Meeting is scheduled for September 24, 2021 at 8:30 a.m.

Adjournment There being no further business to come before the Board, by motion duly made by Director Broughton and seconded by Director Steele, it was unanimously

AGREED to adjourn the Regular Meeting of the Copper Mountain Consolidated Metropolitan District Board of Directors.

Director Malmgren adjourned the Regular Meeting of the Copper Mountain Consolidated Metropolitan District Board of Directors the 27th day of August 2021, at 10:17 a.m.

Respectfully Submitted,

BY: Thomas J. Malmgren

Thomas J. Malmgren
President of the District

ATTEST: David Steele

David Steele
Secretary of the District