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# RECORD OF PROCEEDINGS

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## Minutes of the Regular Meeting of the Board of Directors Copper Mountain Consolidated Metropolitan District June 24, 2022

A Regular Meeting of the Board of Directors of the Copper Mountain Consolidated Metropolitan District, Summit County, Colorado was held on June 24, 2022 at 8:30 a.m.

**Attendance** The following Directors were present and acting:

- Tom Malmgren
- Jim Reis
- Stan Sprinkle
- David Steele

The following Directors were not present:

- Ben Broughton (excused from meeting)

Staff in attendance was:

- Rob Martin, District Manager
- Chelsey Lange, Public Works Director
- Ed Pankevicius, Chief Plant Operator
- Eric Hookanson, Cable & Internet Services
- Missy Stabile, Clerk-Treasurer

Also in attendance was:

- Peter Siegel, Copper Mountain Resort Association Executive Director
- Graeme Bilenduke, Copper Mountain Director of Development
- Eric Weaver, Marchetti & Weaver

### **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 June 24, 2022 at 8:30 a.m. noting a quorum was present.

### **Old Business**

#### **Minutes**

The Board reviewed the minutes of the April 29, 2022 and May 27, 2022 Regular Board Meetings.

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

**AGREED** to approve the minutes of the April 29, 2022 Regular Board Meeting as presented.

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

**AGREED** to approve the minutes of the May 27, 2022 Regular Board Meeting with change made on line 52.

### **Community Updates**

Peter Siegel, Copper Mountain Resort Association Executive Director, reported that he is working on updating a list of HOA Board Presidents to improve

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communications. A new House Bill might create problems for HOAs and he wants to be able to communicate information in hopes of preventing potential issues. The Resort Association is looking at improving the resort entrance, locating a place for much needed childcare, and creating a dog park. In response to graffiti appearing in and around the resort, Peter Siegel asked that anyone who discovers graffiti to please take pictures and contact him. He requested that graffiti not be painted over as the Resort Association has a specific product to remove graffiti. The District will, however, paint the Lewis Ranch water tank as it is due to be painted in 2023 and requires a special type of paint. Rob Martin, District Manager, stated that the police were notified about the graffiti on the Lewis Ranch tank and a report was filed.

Graeme Bilenduke, Copper Mountain Director of Development, reported that construction at Solitude Station has resumed with a goal of opening in October 2023. The resort is working on a ton of on mountain improvements. All kinds of summer events are underway including a phenomenally successful on mountain Woodward Park. The Park provides for eleven months of on snow ski and ride training. Roads in the A Lift Neighborhood are going in. The A Lift terminal will be removed in July and be replaced with new bottom terminal in October. Rough grading is being done at the golf course and some holes are being stitched together for hopeful play in July.

The Board requested that the District Service Plan be reviewed to see if we can provide help for a dog park and identify other ways in which we can help. The Service Plan needs to be updated to meet community needs. Mr. Martin noted that the Long-Range Master Plan also needs to be updated in coordination with the Resort and the Resort Association.

#### **Public Comments**

#### **and**

#### **Concerns**

No public comments and concerns.

#### **Financial**

The Board asked why there is a variation in the ResortInternet bills each month and requested that they be scrutinized. There needs to be a discussion about pass through charges and apparent discrepancies in the ResortInternet fee schedule and invoices.

The first-round fiber infrastructure grant was denied. The District is appealing the denial by highlighting the service area issues with Comcast and CenturyLink. Because we are a special district, it is unlikely that our appeal for funding through this particular grant will be accepted. However, there are other grant opportunities being developed at the state and federal level that we may be eligible for. District counsel is investigating how we got so far into the grant process without our consultants knowing about this issue. The District cable attorney has presented alternative funding resources and we are exploring additional viable options.

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The Board requested to have capital cable and internet expense broken down so we know what has been spent. They also requested that IP addresses be separated and listed as capital assets. Xcel bills are still high due to electricity used by wells. The Water and Sewer Department is working on ways to reduce energy consumption further than we already have with new blowers. Eric Weaver commented that he has worked with other special districts on successful solar projects.

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

**AGREED** to receive the May 2022 cash disbursement reports as presented.

The preliminary 2021 audited financials were made available to the Board prior to the Board Meeting. Eric Weaver, Marchetti & Weaver, announced that transitional personnel adjustments were added after the preliminary audit was distributed. Mr. Weaver reported that the audit went very well and demonstrates that the District is in good shape. The auditors gave a clean opinion with no adjustments necessary.

The Board requested that the following changes be made: remove net pension liability; remove October 10, 2017 IGA with SFE on page B22; “may be collected” on page D10; and review language on page D11.

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

**AGREED** to accept the 2021 financial audit subject to requested changes and final review by District staff.

The 2021 financial audit will be filed with the State and posted on the District website by the end of July.

#### **New Business**

##### **CATV**

##### **Billing**

Missy Stabile, Clerk-Treasurer, reported that annual and first, second and third quarter Cable and Internet bills are on track to be sent the first week of July.

##### **Education**

##### **Policy**

The Board likes the direction of the Educational Assistance Program Policy Memo and requested that the following changes be made: remove FLSA non-exempt paragraph; add payback requirement if employee separates from District within a year of educational reimbursement; include language about subject to available budget; clarify frequency of reimbursement per semester; and employee needs to communicate request by a certain date for budgeting purposes.

##### **CO FAMLI**

##### **Program**

The District will be required to address the Colorado Family and Medical Leave Insurance (FAMLI) program by the end of the year. Employee policies are a District priority and will dovetail with FAMLI requirements.

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### Staff Updates

Rob Martin, District Manager, welcomed Chesley Lange as the new Public Works Director. Mr. Martin is trying to find a company to clean the front of the building. The Board suggested contacting Martin Painting or other painting companies. The District would like to host its annual community appreciation dinner on Thursday, September 1, 2022. If the Fire Department is unable to accommodate, the Board recommended contacting the Copper Chapel. Due to GWUDI (Ground Water Under Direct Influence) in 2106, the District lost half of the pumping capacity in Well 1 and all capacity in Well 3. The associated water rights cannot be transferred to Well 5. Mr. Martin is working with Water Rights Legal Counsel on this issue.

Chelsey Lange, Public Works Director, reported that the vent on the Lewis Ranch tank has been found deficient after many years. The District had planned on replacing it anyway so the schedule has been accelerated. The Lewis Ranch tank backup generator failed after only 150 hours and needs to be repaired or replaced. Ms. Lange is working with Cummins regarding options. Fire hydrants need to be sand blasted and repainted. The Water and Sewer Department will use this opportunity to change the color of the hydrants back to red. The hydrant in front of the Athletic Club is still not functioning.

### Other Business

No other business to come before the Board.

### Meeting Schedule

The next Regular Board Meeting is scheduled for July 29, 2022 at 8:30 a.m.

### Adjournment

There being no further business to come before the Board, by motion duly made by Director Reis and seconded by Director Sprinkle, 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 24<sup>th</sup> day of June 2022, at 11:31 a.m.

Respectfully Submitted,

BY: Thomas J. Malmgren

Thomas J. Malmgren  
President of the District

ATTEST: David Steele

David Steele  
Secretary of the District