

RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS OF THE FOREST HILLS METROPOLITAN DISTRICT

April 19, 2023, 5:30 p.m.

Held via conference/Zoom call.

ATTENDEES Directors present: Michael Oakley, Victor Robert, and David Blue
Others present: Gabby Begeman (ORC Water Professionals), Ronda Zivalich (MAPS, Inc.) and Nickie Holder (NMHolder Financial, Inc.)
Residents present: Yvette Green (Riva Chase HOA Board President) and Jason Krutsch.

QUORUM The meeting was called to order by Director Oakley, as acting chairperson, at 5:30 p.m. and a quorum was noted. The Board approved the absence of Chairperson Weinberg and Director Patrick.

CHANGE IN ATTENDANCE

Gabby Begeman left at 5:58 p.m.

CONSENT AGENDA ITEMS

1. ADMINISTRATIVE MATTERS

- A. Agenda: No changes.
- B. Minutes: No changes.

2. REPORTS

- A. Operator's Report: The operator's report was submitted in the board packet for review. Ms. Zivalich asked for clarification regarding the CDPHE letter that was received, regarding the PFAS testing results. Ms. Begeman explained that although the letter does not indicate a course of action to be taken by the District to reduce the PFAS, it does require that the District send a notice with the testing results to the community within 30 days of receipt of the letter. The PFAS results have been included with the annual Consumer Confidence Report which the Board has approved. Ms. Zivalich will prepare an email blast with the report attached and embedded within the email, will have the report posted on the website, and ensure a link to the report will be placed on the May water bills. These posting will meet CDPHE's requirements for notifying the community.
- B. Engineer's Report (Element Engineering {EE}): The engineer's report was submitted in the board packet for review. No additional discussion.
- C. Manager's Report: The manager's report was submitted in the board packet for review. Ms. Zivalich noted that the Eastwood gate has been hit and damaged, again. She invited Board members to attend a meeting onsite with PGA on Thursday, April 20, 2023 at 10:30am to discuss the extent of the damage. Ms. Green informed the Board that the Forest Hills entrance gate had remained in the open position for several days.

- D. Ms. Zivalich indicated she would have PGA take a look to see what was causing the problem.

Director Oakley asked for additional information regarding the BCWA effluent limit that was mentioned in the manager's report. Ms. Zivalich stated that CDPHE had scheduled a meeting for May 24, 2023 and had invited all the stakeholders to attend to discuss and review the draft TMDL report that was expected to be released by CDPHE on or about June 30, 2023 to kick off a 30-day public review.

- E. Master Planning Committee – Painting Project: See the Manager's Report for an update on the roof painting. The HOA Board has selected a vendor to paint the two bunkers and monument sign. Ms. Green will provide the vendor's information and paint color samples to FHMD once they receive all the information from the vendor.

3. FINANCIAL MATTERS

- A. Claims: Through March 2023. Submitted in the board packet for review. No discussion.
- B. Financial Statements: Through March 2023. Submitted in the board packet for review. Director Oakley and Ms. Holder will work together to update the financial report format prior to the May board meeting.

Upon **motion** by Director Blue, duly seconded by Director Robert, and upon unanimous vote, the Board approved the Consent Agenda.

REGULAR AGENDA ITEMS

4. PUBLIC COMMENT

Ms. Green informed the Board that there were two dead trees near the entrance at Forest Hills and Willobe. In addition, she requested that FHMD consider adding Willobe to the chip seal work this summer. The Board agreed to obtain a bid from A1.

5. OLD BUSINESS

- A. Alpine Landscaping Bid Approval: Directors Blue and Patrick had met with the HOA Board to discuss the landscape bids that were received. Some HOA Board members had expressed concern with spending money on beautification rather than infrastructure; however, they agreed with FHMD's recommendation to award the project to Alpine HomeScapes. Alpine had been informed that the Board would approve their proposal at the April meeting, and they had agreed to block their calendar to complete their work starting May 15th. Upon **motion** by Director Oakley, duly seconded by Director Robert, and upon unanimous vote, the Board approved the proposal submitted by Alpine HomeScapes. Ms. Zivalich would draft the contract for Alpine's signature.

- B. WWTP Upgrade - Update: Ms. Begeman noted that there still had been a few issues with the new equipment and calibrations, but that they were continuing to work through them.
- C. Roadway Project - Update: Ms. Zivalich noted that there may be some projects overlapping and would ask A-1 Chipseal to work on Eastwood and Anasazi first and leave Forest Hills Drive until the end to ensure the road would be clear for the other contractors working in the area.
- D. 2G to 4G Smart Meter Upgrade - Update: No new information.
- E. Pond 4 and 5 Cleaning - Update: Depending on the weather, the cleaning will begin May 2, 2023.
- F. Road Designation Maintenance Discussion: Tabled until the May board meeting and will be discussed in an executive session.
- G. Fire Mitigation/Grant Assistance - Update: Ms. Zivalich met onsite with Danny Showers of Colorado Forestry & Fire Mitigation (CFFM). Mr. Showers confirmed that the fire mitigation grants would not be released until later this spring. He recommended that the District apply for a grant for mitigation in the amount of \$300,000 or \$400,000. CFFM would charge between \$6,500 and \$9,000 for any initial grant application assistance.
- H. Napp Driveway Reimbursement Request: The Napps provided two receipts for repair work completed on their driveway and were requesting reimbursement of the full amount of \$1,900. The Board had previously agreed to pay 50% of the total cost of the repair work up to \$2,400. Upon **motion** by Director Oakley, duly seconded by Director Robert, and upon unanimous vote, the Board approved reimbursement in the amount of \$950. Per Chairperson Weinberg's previous request, Ms. Zivalich would draft a letter for his review that would explain the amount the Board approved and note that this matter would now be closed.
- I. PFAS Infrastructure Grant Application: Award was expected to be given in early May.

6. NEW BUSINESS

- A. Fish for Ponds: Requests by homeowners had been made to add fish to Ponds 6 and 5. After research, Ms. Zivalich recommended Liley Fisheries, who had the best offering of fish within the budget of \$1,500. This would be paid for with Conservation Trust funds. Upon **motion** by Director Blue, duly seconded by Director Oakley, and upon unanimous vote, the Board approved the purchase of the fish from Liley Fisheries.
- B. Pine Beetles: Ms. Zivalich informed the Board that the Pines at Riva Chase had expressed some concerns about pine beetles, as they had cut down some trees that were infected. It is noted that other trees on private and District property appeared to have pine beetles as well. After

discussion, the Board agreed that Ms. Zivalich would have Schulhoff look at dead and potentially infected trees on District property and obtain a bid for removal and/or treatment.

C. Consumer Confidence Report/PFAs Notification: Discussed under Item 2A.

7. ADJOURNMENT

Upon **motion** by Director Oakley, duly seconded by Director Robert, and upon a unanimous vote, the Board approved adjournment of the meeting. There being no further business to come before the Board at this time, the meeting was adjourned at 6:36 p.m. The next regular meeting is scheduled for May 24, 2023, via conference call, beginning at 5:30 p.m.

THESE MINUTES ARE APPROVED AS THE OFFICIAL, APRIL 19, 2023, MEETING MINUTES OF THE FOREST HILLS METROPOLITAN DISTRICT AND ITS WATER ACTIVITY ENTERPRISE BY THE RESPONSIBLE PARTIES SIGNING BELOW:

ATTEST:

Nickie Holder

Recording Secretary

APPROVED:



Board Chairperson