



7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231
Tel: 720-213-6621
<https://www.fhmd.net/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Craig Weinberg	Chairperson	2029/May 2029
Victor Robert	Treasurer	2029/May 2029
David Blue	Assistant Secretary	2027/May 2027
Michael Zinniker	Assistant Secretary	2027/May 2027
Vacant	Director	2029/May 2029
AJ Beckman	District Manager/Secretary	

DATE: July 10, 2025 (Thursday)

TIME: 5:30 P.M.

PLACE: **Zoom Meeting:**

<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182

Participant Code: press #

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

C. Discuss Board vacancy.

II. PUBLIC COMMENT

A. _____

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve Minutes of June 25, 2025 Regular Meeting (enclosure).
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IV. LEGAL MATTERS

A. _____

V. FINANCIAL MATTERS

A. _____

VI. OPERATIONS AND MAINTENANCE MATTERS

A. Discuss wildfire mitigation plan.

1. Review and consider approval of proposal from Elk Mountain Tree Services for fire mitigation services (enclosure).

B. Discuss PFAS Project Implementation Plan (enclosure).

VII. HOA MATTERS

A. _____

VIII. OTHER BUSINESS

A. _____

IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD AT 5:30 P.M. ON WEDNESDAY, JULY 16, 2025 VIA ZOOM.**

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
FOREST HILLS METROPOLITAN DISTRICT
HELD JUNE 25, 2025**

A Special Meeting of the Board of Directors (the “District Board”) of the Forest Hills Metropolitan District (the “District”) was convened on Wednesday, June 25, 2025, at 5:30 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Craig Weinberg
Victor Robert
Michael Zinniker

Following discussion, upon motion made by Director Weinberg, seconded by Director Robert and, upon vote, unanimously carried, the absence of Director Blue was excused.

Also Present:

AJ Beckman; Public Alliance, LLC

Mike Menke and Dave Lewis; Direct Discharge Consulting, LLC

Nickie Holder; NMHolder Financial, Inc.

Nick Marcotte; Element Engineering LLC

Scott C. Wright; Auditor

Mike Swartzlander, Roz Birkelo, Brian Kellner, Christe Kellner, Dave Clappisi, Melanie Clappisi, Brian McCallum, Dianna Meyers, Kate Hughs, Brad Birkelo and Josie; Residents

**ADMINISTRATIVE
MATTERS**

Disclosures of Potential Conflicts of Interest: Mr. Beckman advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which Directors Weinberg, Robert, and Zinniker confirmed that they have no conflicts of interest in connection with any of the matters listed on the Agenda.

Agenda: Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District's Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion, duly made by Director Weinberg, seconded by Director Robert and, upon vote, unanimously carried, the agenda was approved.

Meeting Location and Posting of Meeting Notices: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

Following discussion, upon motion, duly made by Director Weinberg, seconded by Director Robert and, upon vote, unanimously carried, the Board determined the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location was duly posted and that no objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries, have been received.

Vacancy on the Board: Mr. Beckman reported there is currently a vacancy on the Board of Directors. At this time, no members of the public have expressed interest in serving on the Board.

PUBLIC COMMENTS

Mr. Beckman provided an overview of the District's strategic Fuels Mitigation Grant and the three-year wildfire mitigation plan.

Director Weinberg thanked the residents in attendance and noted that arguments regarding impacts to property values are somewhat subjective. Director Robert commented that insurance in rural areas can be very expensive. Wildfire mitigation may improve residents' ability to obtain coverage.

Mr. Kellner inquired about the anticipated fire risk reduction from the proposed mitigation efforts and the potential increase in traffic noise levels as a result.

Ms. Birkelo expressed concern regarding increased traffic noise based on her experience from the last mitigation efforts and stated she was surprised by the extent of tree removal that is planned. She noted that wildfire behavior can be modeled and suggested that such efforts be undertaken for the area being considered for the 2025 wildfire mitigation project.

Ms. McCallun, a local real estate broker, stated that she recently lost a potential buyer for a property due to the extent of trees marked for removal. Ms. Josie requested that the Board members visit and inspect the area firsthand.

Mr. Birkelo acknowledged the importance of life safety but expressed his reservations regarding the mitigation plan as currently proposed. Ms. Meyers

RECORD OF PROCEEDINGS

stated her belief that the proposed mitigation efforts would not meaningfully impact insurance premiums and questioned the overall benefit of the plan.

Mr. McCallun expressed concerns regarding road noise and suggested that improved wildfire modeling would provide a better understanding of risk reduction. Director Robert commented that the Board relies on recommendations from the Colorado State Forest Service (“CSFS”) as subject matter experts.

Mr. Swartzlander addressed the issue of liability, noting that individual property owners may bear responsibility for certain aspects of mitigation. Ms. Meyers indicated she is aware of other residents who are also concerned about increased road noise.

Director Weinberg raised the question of whether the proposed mitigation efforts should proceed if the desired canopy spacing is not achievable. Mr. B. Birkelo reiterated that road noise along Chippewa Road is a significant concern that may negatively affect property values.

Ms. Birkelo asked the Board to clarify the next steps in the process.

Director Weinberg assured residents that the Board will carefully consider the community’s feedback and is committed to postponing any final decisions until additional review and consideration are conducted. The Board thanked the residents for their valuable input.

CONSENT AGENDA

The Board considered the following actions:

- Approval of Minutes of May 15, 2025 Regular Meeting.
- Approval of payment of claims for the period ending May 31, 2025.
- Approval of unaudited financial statements and cash positions for the period ending May 31, 2025.
- Approval of Purchase Order No. 2025-06 with Precision Gates and Automation, Inc. to repair the Summerwood gate, in the amount of \$4,211.
- Ratification of Purchase Order No. 2025-06-01 with Alpine HomeScapes LLC for irrigation exploration, in the amount of \$3,607.81.
- Ratification of Purchase Order No. 2025.05.21 A-1 with Alpine HomeScapes for irrigation installation, in the amount of \$13,674.

Following discussion, upon motion, duly made by Director Weinberg, seconded by Director Robert and, upon vote, unanimously carried, the Board approved the Consent Agenda.

RECORD OF PROCEEDINGS

LEGAL MATTERS

There were no legal matters.

FINANCIAL MATTERS

2024 Audit: Mr. Wright presented the 2024 Audit to the Board. He noted that the audit will be finalized upon the filing of the 2024 budget amendment.

Following discussion, the Board determined to consider approval of the Audit at the July Regular Board meeting.

OPERATIONS & MAINTENANCE

Operator's Report: Mr. Menke presented the Operator's Report to the Board. He reported that he is currently working on the replacement of the battery for the backup generator for the Wastewater Treatment Facility and anticipates that the effluent pump will be replaced within the next two weeks. He also advised the Board that he is in the process of getting pricing for work on Wells 1 and 9. Additionally, Mr. Menke is coordinating with Public Alliance LLC to complete the installation of the remaining residential water meters.

Mr. Menke reported that water production for the period was 720,000 gallons, with 644,000 gallons used. He noted a possible issue with a continuously running toilet at the guard house, which may be contributing to excess water usage. The Board directed Mr. Menke and Mr. Beckman to take the affected plumbing fixture at the guard house out of service.

Mr. Menke reported that a new motor and pump have been ordered for the park irrigation system at an approximate cost of \$1,400.

Engineer's Report: Mr. Marcotte reviewed the Engineer's Report with the Board.

PFAS Grant Application: Mr. Marcotte reported the District has been awarded a PFAS Design Grant in the amount of \$330,000 for design and preliminary engineering. It was further noted that the federal PFAS limitation in drinking water has been temporarily put on hold, but the District's design efforts will continue. The next step will include a meeting between Mr. Beckman and Mr. Marcotte to review project requirements and develop a needs assessment.

Manager's Report: Mr. Beckman reviewed the Manager's Report with the Board.

Proposal from Elk Mountain Tree Services for Fire Mitigation Services: The Board entered into discussion regarding a proposal from Elk Mountain Tree Services to provide fire mitigation services. The Board determined to schedule a special meeting during the week of July 7, 2025, to conduct further review and discussion.

RECORD OF PROCEEDINGS

Park Upgrades: The Board entered into discussion regarding the park upgrades. Director Weinberg reported that the majority of the upgrades have been completed. The remaining work includes the irrigation system and the installation of trees and shrubs.

Park Rules and Signage: Director Weinberg noted he will meet on site with members of the board to confirm placement of signage.

Proposal from Public Alliance LLC for Website Accessibility Compliance: The Board reviewed a proposal from Public Alliance LLC for Website Accessibility Compliance.

Following discussion, upon motion, duly made by Director Zinniker, seconded by Director Robert and, upon vote, unanimously carried, the Board approved the proposal from Public Alliance LLC for Website Accessibility Compliance for an amount not to exceed \$1,500.

Proposal from Front Range Asphalt Maintenance LLC for Crack Sealing: The Board received a proposal from Front Range Asphalt Maintenance LLC for crack sealing.

Following discussion, upon motion, duly made by Director Zinniker, seconded by Director Robert and, upon vote, unanimously carried, the Board approved the proposal from Front Range Asphalt Maintenance LLC for crack sealing, in the amount of \$5,950.

**HOMEOWNER
ASSOCIATION
("HOA") MATTERS**

There were no HOA matters.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Robert, seconded by Director Weinberg and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RECORD OF PROCEEDINGS



PO Box 981 Indian Hills, CO 80454

(720) 722-0699 / (970) 980-3215

Proposal for Tree Removal (Revised Bid 6/18/2025):

Contact: AJ Beckman

management@fhmd.net

303-877-6284

Property: Forest Hills Metro District Zones 2, 3a, 3b

Scope of work:

- Approximately 6.7 acres (Zone 2, 3a,3b) of Ponderosa/Douglas Fir scheduled for removal
- All trees will be felled by hand and skidded using a skid steer and tractor
- Trunks will be decked parallel to roads and trucked out
- All trunks will be fully removed from location
- Slash will be hauled out from zone #2, and be broadcasted back on location in zone 3a/b
- Stumps will be flush cut with the ground
- Disturbed vegetation will be restored as closely as possible to original state

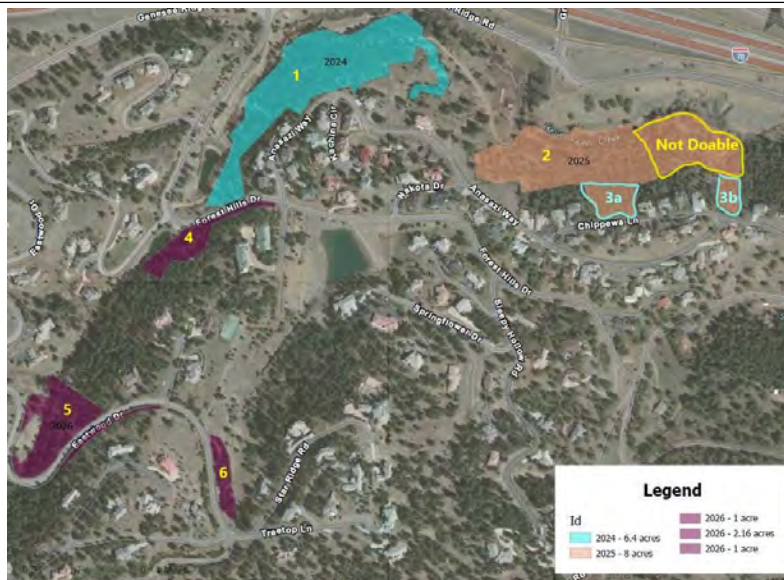


Image taken from Google Images



The image to the left shows an example of the terrain in Zone #2. Trees in this area will be skidded and winched down to the road. Trunks less than 6" in diameter and branches will be chipped and removed from location. Logs will be decked in 20' lengths on the edges of the roads and near open spaces where the logging truck can access the decks. All stumps will be flush cut with ground (usually within 2" of the ground level).

The trees marked for removal in this area are large mature trees. I took several images throughout the project area and determined a cut to keep ratio of 4:1 (75% removal rate). The increase in price per acre is based on several factors including: the basic zero sale value of wood, increased disposal fees, and mostly the sheer volume of material that is marked for removal. To put this in perspective Zone 2, 3a, and 3b is projected to produce approximately 120 cords of wood, and 600 cubic yards of chipped slash. The marking this year is at a higher rate & volume/acre than last year.



Zone	Acreage	Removal Method	Broadcasting Chips
Zone #2	5.2	Winch/Skid Downhill	No
Zone #3	1.5	Winch Uphill	Yes

Pricing:

Zone #2: Price Per Acre.....	\$8,900
Zone #3: Price Per Acre.....	\$7,900
Total Estimate for Zones 2 @ \$8,600/acre of 5.2 acres.....	\$46,280
Total Estimate for Zones 3a, 3b @ \$8,400/acre of 1.5 acres.....	\$11,850
Total Estimate for Zones 2, 3a, & 3b.....	\$58,130

Proof of Insurance will be provided upon request.

If you have any questions or concerns, please feel free to contact us @ 720-722-0699

Thank you,
Steve Neis
Elk Mountain Tree Services, LLC.
steve@elkmountaintreeservices.com

PROJECT NEEDS ASSESSMENT (PNA) SUMMARY

PROJECT TITLE: PFAS Water Treatment Plant Improvements
ELEMENT JOB No.: 0025.0011
CLIENT: Forest Hills Metropolitan District

PROJECT PURPOSE AND NEED

The Forest Hills Metropolitan District (FHMD) operates a public drinking water system (PWSID CO-0130033) for the Riva Chase and Panoramic View residential developments located in the foothills of Jefferson County along the I-70 corridor just west of the Denver metro area. The water system is composed of 10 groundwater supply wells, in-line chlorine injection for disinfection, contact time provided within the water storage tank, and a booster pump station to provide service to the distribution system.

Sampling for PFAS was completed for the raw water supply at FHMD at 9 of 10 groundwater wells in September 2022. PFOA, PFOS, PFBS, PFNA, Gen X, and PFHxS were sampled for. Only one of the District's groundwater supply wells (Well No. 6) was found to have PFAS levels lower than the future maximum contaminant levels (MCLs) for drinking water for all six PFAS chemicals of concern. The most prevalent and concerning PFAS chemicals at all groundwater supply wells were PFOA, PFOS, and/or PFHxS, which all exceeded future enforceable MCLs.

Alternatives were assessed to complete necessary improvements to bring the water treatment plant (WTP) into compliance with future MCLs. The chosen alternative was ion-exchange (IX) filters for a proposed PFAS treatment system at the District's WTP. IX filters are an EPA Best Available Technology (BAT) for PFAS removal from drinking water.

The proposed project consists of adding an IX filtration system onto the existing WTP site that meets all current CDPHE design standards to provide drinking water to FHMD's service area. IX filters will be able to effectively remove PFAS from the drinking water while also improving overall water quality.

PROPOSED PROJECT

The proposed project includes constructing a new treatment building for the pre-filters and IX filters. The existing chlorine building will be decommissioned, and the chlorine injection will be moved into the new treatment building. Additional land may be required for the proposed project due to the existing property's small size and difficult topography.

IX filters were selected based on the lowest capital cost of all alternatives analyzed, smallest footprint required, and least amount of ancillary equipment (such as backwash and residuals handling). Ion Exchange systems do not require backwashing and avoid the implications of future regulations on backwashing wastewater discharge permits and biosolids.

The project will also include a feed tank and pumps to ensure adequate pressure for the IX treatment. A cartridge filter will be used for pre-filtration leading up to the IX filters. The treated water will flow directly into the existing clear well and distribution system.



PROJECT FUNDING

A Project Needs Assessment (PNA) and a Drinking Water Revolving Fund - Pre-Qualification Form were compiled for the town to apply for funding from CDPHE. Below is the engineer's cost estimate for the design and construction of the project.

COST ESTIMATE

Construction	\$834,500
Contingency	\$167,000
Pilot Testing	\$15,000
PNA, 30% Construction Drawings, and Funding Applications	\$50,000
Design, Permitting, and Bidding	\$225,000
Survey and Geotechnical	\$30,000
Environmental	\$10,000
Construction Management	\$14,000
Legal and Bonding	\$75,000
Total	\$1,420,500

GRANT AND LOAN ASSUMPTIONS

CDPHE PFAS Grant - Engineering	\$330,000
CDPHE PFAS Grant - Construction	\$500,000
State Revolving Fund	\$590,500 (TOTAL GRANT/LOAN COMBINATION TBD)
Total	\$1,420,500