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# RECORD OF PROCEEDINGS

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**Minutes of the Special Meeting  
of the Board of Directors  
Holland Creek Metropolitan District  
March 1, 2021**

**Attendance**

**The following Directors were present:**

- Mike Trueblood
- Greg Willis
- Gary Shimanowitz
- Kevin Hopkins
- Bill Kennedy

**Also in attendance were:**

- Bill Ankele, Esq White Bear Ankele Tanaka & Waldron PC
- Ken Marchetti, CPA Marchetti & Weaver LLC
- Kathy Lewensten, Recording Secretary
- John Volk, WQCP

**Call to Order**

The Special Meeting of the Board of Directors of the Holland Creek Metropolitan District was called to order at 2:00 p.m. by Director Trueblood noting a quorum was present.

*Due to Executive Orders issued by Governor Polis, and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Health and Environment, and the threats posed by COVID-19 this meeting was held in a teleconferencing format.*

**Potential  
Conflicts**

The Board noted that it has received certain written disclosures of potential conflicts of interest statements from each of the Directors more than seventy-two hours prior to the meeting, indicating the following conflicts: **Mike Trueblood** is the Senior Director of Village Operations for Beaver Creek Resort; **Greg Willis** is the Senior Director of Ski and Snowboard Schools for Beaver Creek; **Gary Shimanowitz** is the Vice President of Mountain Operations at Beaver Creek; **Kevin Hopkins** is Senior Finance Manager for Vail Resorts Development Co., and **William M. Kennedy** is Director of Land Development for Vail Resorts Development Co., these entities are subsidiaries of the Vail Corporation and indirect operating subsidiaries of Vail Resorts, Inc., all of which have significant business interests within the Districts.

**Public Input**

No public comment was offered

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**Minutes** The Board reviewed the minutes of the October 19, 2020 and October 29, 2020 Meetings. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the minutes of the October 19, 2020 and October 29, 2020 Special Meetings.

**Request for  
Water Service**

Director Trueblood reported no other communication has been received from the representatives who presented the request for water service on behalf of Chartrand. Concerns had been raised by RSRMD and the POA regarding whether the property would adhere to other District and HOA requirements. No action is necessary at this time.

**2021 Water/WW  
Rates:**

The 2021 budget reflects the 3% inflationary increase in water and wastewater fees which became effective on January 1, 2021. Mr. Marchetti reported the supplemental water lease usage and expense for 2020 was significantly higher than the prior year. Discussion followed as to whether the current tiered rates adequately cover the supplemental lease expenses. Other water districts have tiered rates with the upper tiers imposing premium rates to help discourage excessive use. Mr. Volk offered to look into systems that track usage through smart meters, where a property owner could be contacted if usage significantly increased. It was also noted that, as with any water system, there is a certain amount of water used for flushing and other operational needs that is not billed out directly, but should be included into the analysis to set rates. The Board directed staff to analyze the matter and draft revised water usage tiers for consideration at the next meeting, May 17<sup>th</sup>. The matter was tabled.

**Legal**

**Posting Notice Resolution:** Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the Resolution Designating the District's Website for the Online Posting of Meeting Notices and 24-hour Posting Location.

**Gatehouse O & M Agreement:** The most recent draft Amended and Restated Operation and Maintenance Agreement – Red Sky Ranch Welcome Gate House had been included in the packet. Mr. Ankele explained this agreement provides funding from VR and RSRPOA to the District to make any gatehouse expense a net zero impact to the District. The POA and VR are expected to provide their final comments in the near future. After discussion the Board authorized Director Trueblood to

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execute the final agreement as long as it remains substantially in the form presented. The completed agreement will be ratified at the next meeting. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the Gatehouse O & M Agreement in substantially the form presented and to authorize Director Trueblood to execute subject to final legal review.

### **Financial Statements**

Mr. Marchetti presented the January 2021 preliminary financial statements.

### **Accounts Payable**

Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve and ratify the Accounts Payable as presented.

### **Operations**

It was reported there are four new homes in DRB review with two more potentially moving forward this year. Mr. Volk stated two wastewater systems are in the design phase and the Eagle County ISDS permits having been applied for.

Mr. Volk reported on the upgrade to the radio controls for the water plant. It will be necessary to place a solar repeater on the ridge above the leach field. Staff will be working on regular maintenance of the water plant filters. He requested direction from the Board to look into a solar powered mixer for tank #3 which would conserve water by eliminating the flushing now necessary to maintain the freshness in the tank. It would also likely extend the life of the GAC carbon. The Board agreed this would be a worthwhile project. If the cost is around \$25K it may be possible to move forward with this improvement this year.

Repairs will be made to the Fazio and Tract AA wastewater fields this spring. The controls at the Fazio wastewater system will be upgraded similar to the improvements made in the Norman system. There are several other individual sites where the pumps and controls will be relocated for easier access.

The 2021 road overlay project on Aspen Bluff lane has been advertised for bids. It is expected the work will be complete prior to Memorial Day.

Director Trueblood stated the long-range capital plan needs to be updated to include future capital costs related to the District owned buildings and water infrastructure such as tanks, pump stations and distribution systems noting

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these are not currently listed. The funding for such improvements will also need review.

**Future Meetings** The next regular meeting is scheduled for Monday, May 17, 2021 at 2:00 p.m. and will be held via zoom.

**Adjournment** Upon motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the March 1, 2021 special meeting of the Holland Creek Metropolitan District Board of Directors.

Respectfully submitted,  
*Kathy Lewensten*  
Recording Secretary