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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  
May 17, 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
- Jerry Hensel, VR Operations

**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 March 1, 2021 Meeting. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the minutes of the March 1, 2021 Special Meeting.

### Water/WW Operations

Mr. Volk provided an update on water and wastewater (WW) operations. They will be working on upgrades to the Fazio WW system including new PVC piping and plumbing improvements. The water system radio control upgrades are scheduled for October. The approximate cost to upgrade to “smart” water meters which can be read electronically is in the \$60,000 range, this upgrade will be discussed later this year as part of the budget for 2022. Mr. Volk continues to work on estimates for the solar mixers for the water tanks, noting they have to be sized appropriately for the tanks. Mr. Volk reported on delays in obtaining necessary engineering information from Mr. Kalenbach for the wastewater systems. The information is needed as part of the process for issuance of building permits from Eagle County. Mr. Volk will follow up to see if there is a possibility for collaboration allowing him to obtain the information from other engineers.

### Water Rates:

It was noted Eagle County remains in extreme drought causing concern over excessive water usage. A combined approach of education regarding conservation and an increase in top tier water fees was discussed. A comparison of the Districts current rates to ERWSD and UERWA rates had been included in the packet. ERWSD & UERWA rates reflect the upper tiers imposing premium rates to help discourage excessive use. The Board requested an analysis of the percentage of users in the various tiers. It was roughly estimated that 30% of users use over 40K gallons a month in the summer. It was noted that as required by statute a 30-day notice of rate change would need to be posted before any rate changes can be adopted. A request was made for a special meeting in June to consider an increase to the top tier water rates for the remainder of 2021. In addition, the Board directed staff to draft a memo to users that encourages water conservation while also noting the expected rate increases to top tier water rates. This memo will be distributed to the RSR Metro and Property Owner Boards, posted on the website and will be included in the water bills. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to post the 30-day notice of rate change, directing staff to draft a memo to residents concerning conservation and notifying them of the expected rate increase, and drafting updated water rates for

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the top two tiers for consideration at a special meeting to be scheduled in June.

**Lot 50, Tract AA** Director Hopkins reported the water line on Lot 50, Tract AA was outside of the easement and encroaches on the building envelope. A request was made to relocate the water line to the appropriate easement. An estimate to relocate the line was approximately \$45,000. One question is whether the abandoned line would need to be removed. Mr. Volk will obtain estimates for the relocation project for consideration.

Mr. Marchetti left the meeting at 3:00 p.m.

**Legal** **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 is substantially in final form and is expected to be approved by the POA at their next meeting. The Board authorized Director Trueblood to execute the final agreement. 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** The Board reviewed the April 2021 preliminary financial statements.

**2020 Audit** The 2020 Audit was performed by McMahan and Associates and has been reviewed by Mr. Ankele’s office and Directors Trueblood and Hopkins. The District will receive a “clean opinion”. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to accept the 2020 Audit.

**Accounts Payable** Upon motion duly made and seconded, it was unanimously

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

**Operations** The 2021 road overlay project on Aspen Bluff lane is expected to be complete prior to Memorial Day.

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Director Trueblood reviewed the long-range capital plan included in the packet. An allowance for relocation of Lot 50's water line will be added in 202. The smart water meter upgrade of \$60,000 will be added to 2022.

**Future Meetings** A special meeting was scheduled for Monday, June 21, 2021 at 4:00 p.m. and will be held via zoom.

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

**RESOLVED** to adjourn the May 17, 2021 special meeting of the Holland Creek Metropolitan District Board of Directors.

Respectfully submitted,  
*Kathy Lewensten*  
Recording Secretary