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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 June 21, 2021

### Attendance

#### The following Directors were present:

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

#### The following Director was absent and excused:

- Bill Kennedy

#### Also in attendance were:

- Trish Harris, Esq White Bear Ankele Tanaka & Waldron PC
- Ken Marchetti, CPA Marchetti & Weaver LLC
- Kathy Lewensten, Recording Secretary

### Call to Order

The Special Meeting of the Board of Directors of the Holland Creek Metropolitan District was called to order at 4:00 p.m. by Director Trueblood noting a quorum was present. *Due to 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 Skier Services for Vail Mountain; **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

### Minutes

The Board reviewed the minutes of the May 17, 2021 Meeting. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the minutes of the May 17, 2021 Special Meeting.

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### **Water/WW Operations**

Water and waste water operations continue as normal. The upgrades to the Fazio WW system are substantially complete.

### **Water Rates:**

As directed at the last meeting, a memo which encouraged water conservation while also noting the expected rate increases to top tier water rates at today's meeting had been provided to users with their water invoices that were mailed in June. It was also distributed to the RSR Metro District and Property Owner Boards and posted on the website. The 30-day notice of a rate increase had been posted as required.

Director Trueblood opened the public hearing regarding the top tier rate increases. No public comment was offered and the hearing was closed. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to adopt and approve the "Appendix A" Schedule of Fees and Charges as presented, which included updated water rates for Tier 2 & 3 water use to be effective July 1, 2021.

### **Lot 50, Tract AA**

The District has signed a proposal with Ewing construction for the Lot 50 Tract AA water line relocation to the appropriate easement including the removal of the incorrect water line. The amount of the proposal was \$55,534. Mr. Volk is working with Ewing on scheduling the work in July. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to ratify the signed proposal with Ewing Trucking & Construction for the water line project on Lot 50 Tract AA.

### **35 Acre Lot**

Mr. Marchetti reported the Attorney representing the party interested in water service at a 35-acre lot adjacent to the District had been in contact with Mr. Ankele and himself. They advised the Attorney that the property would be subject to the RSR Design Guidelines, potentially with some variances in recognition of the unique aspects of a 35-acre parcel, and provided a copy of the design guidelines for his review. A draft agreement requiring a deposit for use in covering the expenses related to researching options, such as inclusion into the Red Sky Ranch Metro District, was provided to the Attorney. The Attorney then requested an estimate of the anticipated expenses. It was noted this is difficult to provide without knowing more about the expected project such as what variances may be requested from the current DRB and District guidelines. More information has been requested, but has not yet been received. No action was needed.

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**Legal**                    **Gatehouse O & M Agreement:** Director Trueblood stated the Gatehouse Agreement has not yet been executed by RSRPOA, but it is anticipated it will be in the near future.

**Informational Matter:** Director Trueblood stated Vail Resorts was in receipt of a letter from Mr. Mason, a property owner in RSR, regarding debt and water matters within Red Sky Ranch. It was explained the matters under discussion may come to the District Board in the future so this was being presented as an informational matter, no action was necessary.

**Financial Statements**                    Mr. Marchetti presented the May 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**                    The 2021 road overlay project on Aspen Bluff Lane has been substantially completed. There currently is construction at the end of the Aspen Bluff cul de sac causing the paving of that section to be delayed until the driveway work is complete.

Director Trueblood reviewed the long-range capital plan included in the packet. He reported the POA had recently completed a reserve study which had revealed the District was responsible for entry gate repairs. The POA has paid for those gate repairs over the past few years, but is requesting the District do so moving forward. Entry Gates were added to the District capital plan with \$5,000 being budgeted each year from 2022 to 2024, and every other year moving forward.

He reported the POA has included updated electronic gate access using newer technology and a new roof on the gatehouse as part of the POA capital plan.

The smart water meter upgrade of \$60,000 has been added to 2022. It was reported the painting of the address signs may be delayed as it has not been possible to find a painter. The former painter retired.

**Future Meetings**                    The next meeting is scheduled for Monday, July 19, 2021 at 3:30 p.m. and will be held via zoom.

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

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**RESOLVED** to adjourn the June 21, 2021 special meeting of the Holland Creek Metropolitan District Board of Directors.

Respectfully submitted,  
*Kathy Lewensten*  
Recording Secretary