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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 February 22, 2022

### Attendance

#### The following Directors were present:

- Gary Shimanowitz
- Kevin Hopkins
- William Kennedy
- Koby Kenny

#### 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
- Lee Hoover, VR Sr Director Village Operations

### Call to Order

The Special Meeting of the Board of Directors of the Holland Creek Metropolitan District was called to order at 1:00 p.m. by Director Kennedy noting a quorum was present. 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: **Gary Shimanowitz** is the Vice President of Mountain Operations at Beaver Creek; **Kevin Hopkins** is Senior Finance Manager for Vail Resorts Development Co., **Koby Kenny** is the Director of Base Area Operations & Public Safety for Beaver Creek 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

### Appointment Of Director

The appointment of a new director and the election of officers were tabled.

### Minutes

The Board reviewed the minutes of the October 18, 2021 Meeting. Upon motion duly made and seconded, it was unanimously

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**RESOLVED** to approve the minutes of the October 18, 2021 Regular Meeting.

### **35 Acre Lot**

Mr. Marchetti updated the Board on matters related to the request for water service on the 35-acre parcel. A question of how to transfer a water tap from one property to another was raised and will be looked at. No action was needed.

### **Water/WW Operations**

Mr. Volk reported on water and waste water operations. It is anticipated there will be 8 to 9 new homes built in the next few years. Staff will be working on membrane and module repair at the water plant this spring. One of the GAC tanks at the water plant is experiencing significant corrosion and will need to be replaced in the next couple of years. The anticipated cost for a new tank is approximately \$12,000. The carbon in the tanks will be replaced in the near future. There have been issues with DBP readings over the last quarter, and mitigation efforts are underway such as bleeding the lines. Part of the solution may be to install a grid bee mechanical systems in Tank #2 or #3 which would circulate the water. One issue is that currently there is no electrical power at the tanks. Mr. Volk will continue to monitor the matter and report back at the next meeting.

He reported fourteen residential wastewater systems are scheduled for pumping this spring. The state systems should not need any pumping.

### **Legal**

**Posting Notice Resolution:** The Board reviewed the 2022 Posting Notice Resolution. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the 2022 Posting Notice Resolution.

### **Financial Statements**

Mr. Marchetti presented the December 2021 preliminary financial statements. He noted that as previously reported RSRMD Board has chosen to delay the transfer of the 2021 sales tax revenues to HCMD. He briefly discussed the restrictions related to sales tax expenditures. The RSRMD Board had expressed a need to better understand the reserve funds currently being held in the HCMD general fund and what appropriate reserve levels should be. A general discussion of long-range planning and expected expenses followed. The goal would be to keep all capital facilities up to date and well maintained without keeping excessive reserve balances. Director Hopkins will work with Mr. Marchetti to model capital reserves for review.

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

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

**Operations** Mr. Hensel reported the roadway signposts have all been replaced. The 2022 Roadway overlay project for a portion of Red Sky Ranch Rd has been put out to bid. It is expected the project will not exceed \$200K. The work is scheduled to begin May 1<sup>st</sup> and is expected to be completed prior to Memorial Day. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to authorize Mr. Hensel to accept a bid for the 2022 Roadway Overlay in an amount not to exceed \$200,000.

He reported proposals have been requested for a new Snowplow vehicle, including sander and plow attachments. There is \$80,000 budgeted for this purchase in 2022. Alpine engineering will be updated the long-range plan for roadway overlays. On Lot 74 the electrical service needs to be brought down to the site, Director Kennedy will work with Mr. Hensel to determine the best routing.

**Future Meetings** The next regular meeting is scheduled for Monday, May 16, 2022. at 2:00 p.m. The meeting will be held via zoom.

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

**RESOLVED** to adjourn the February 22, 2022 special meeting of the Holland Creek Metropolitan District Board of Directors.

Respectfully submitted,  
*Kathy Lewensten*  
Recording Secretary