
RECORD OF PROCEEDINGS

**Minutes of the Regular Meeting
of the Board of Directors
Ruedi Shores Metropolitan District
May 10, 2011**

A Regular Meeting of the Board of Directors of the Ruedi Shores Metropolitan District, Eagle County, Colorado, was held May 10, 2011, at 6:00 p.m., at 372 Hawk Lane, Basalt, Colorado, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE **The following Directors were present and acting:**

- Brad Lundgren
- Rocky Huber
- Nina Dunn
- Susan Atchison
- John Rowley

Also in attendance were:

- Lynn Colhoun, Property Owner
- Lee Mulcahy, Property Owner
- Eric Weaver, Robertson and Marchetti, P.C. (via phone)
- Jerry Peters, Operations

CALL TO ORDER

The Regular Meeting of the Board of Directors of Ruedi Shores Metropolitan District was called to order by Director Atchison, at 6:00 p.m., noting that a quorum was present. It was also noted that the location for the meeting had to be changed and a notice of the address change was posted at the original location.

PUBLIC INPUT

Homeowner, Lee Mulcahy requested that the District do something to cover up the black tank that can be seen from the road. After discussion it was determined that this tank belongs to Ray Savage and is not associated with the District.

Homeowner, John Whiting has an issue with the road in front of his home which after the construction, due to the roll and pitch, occasionally drains water into his garage. Mr. McMillan recommended that the District work to find a cost effective approach to correct the issue. Mr. Weaver noted that the District budgeted \$20,000 in contingency for issues such as this and other minor final cleanup issues from the project. Mr. McMillan will make a punch list of items with associated budgets.

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**CONSIDERATION OF
CHANGES TO THE
AGENDA**

No changes were made.

**MEETING
CALENDAR**

The Board reviewed the proposed meeting dates for 2011. Due to a Homeowner's meeting on August 9, 2011 the Board would like to hold a special meeting on August 16th and cancel the meeting on the 9th.

MINUTES

The Board reviewed the regular meeting minutes from the February 8, 2011 meeting. Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve the February 8, 2011 meeting minutes with minor revisions.

**OPERATION
UPDATES**

Mr. McMillan reported that the system is running great. Pumps #1 and #2 are currently idle and the system is using the spring well. Both pumps are being run intermittently to flush out the system and keep them in good working order.

Mr. McMillan reported that an issue with a fire hydrant is being addressed next week.

The District has a home under construction and the owner was allowed to tap into the system early in the spring. Due to the runoff and spring conditions this has caused settling issues because of the use of non-compactible backfill material. The tap had to be pulled out and re-backfilled with compactible material. Mr. McMillan will require subsequent new taps to be installed later in the year when conditions are better.

Mr. McMillan reported on a letter received from Joan Keeler in regards to pressure and clogging issues with her system. It appears that debris may have gotten in her system during construction but Mrs. Keeler hired a plumber who was able to resolve both issues.

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WATER USAGE

The Board reviewed water usage in the 1st quarter of 2011 and April of the 2nd quarter. Of the 49 properties connected to the system, only 1 home at 71 Wapiti used enough water to get into the first tier rates for 1st quarter. Mr. Peters reported that the owner is aware of his usage which has come down in April. The Board would like to send usage reminders in June billings for all lots that use more than the base rate.

FINANCIAL STATEMENTS

Mr. Weaver presented the preliminary March 31, 2011 financial statements noting that the operation expenses and revenues are on track or favorable to budget. Mr. Weaver also reviewed a preliminary 2012 budget, noting that the preliminary assessed valuation of the District has dropped by roughly 50%. This decrease will require that the mill levy of the District be increased from 62 mills to approximately 115 mills to cover operating and debt service expenditures. It is however important to note that the overall taxes collected by the District are expected to actually decrease, meaning that although the mills are much higher, the average tax payer will still see a decrease in their tax bills. The budget will be further reviewed and adopted by the Board in the fall. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the March 31, 2011 financial statements.

ACCOUNTS PAYABLE

The board reviewed the accounts payable list. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve and ratify payables as presented.

ACCOUNTS RECEIVABLE

The Board reviewed the accounts receivable aging list including all significant balances. Filing 1 Lot 28 was a foreclosure and is bank owned, Mr. Jones will follow up with collection. Filing 1 Lot 38 has not returned calls and the Board directed Robertson & Marchetti to send a letter informing the owner that their water will be turned off if not paid. The owner at Filing 2 Lot 13 has had serious medical issues and is making partial payments, no action

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was taken by the Board on this property as the owner is making an effort to pay.

ADJOURNMENT There being no further business to come before the Board, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Ruedi Shores Metropolitan District Board of Directors held this May 10, 2011.

Respectfully submitted,



Eric Weaver
Recording Secretary for the Meeting