



Regular Meeting Minutes
May 17, 2017

1. Call to Order

The Carbon Valley Parks and Recreation District (CVPRD) Board of Directors meeting was held on Wednesday, May 17, 2017 at the Carbon Valley Recreation Center Administrative Building. President Wingerberg called the meeting to order at 6:30 PM.

2. Pledge of Allegiance

The Pledge of Allegiance led by President Wingerberg.

3. Roll Call

Directors: Roger Wingerberg – President
Cody Childers – Secretary
Sean Lacefield
Lita Reser
Madelyn Tippin

Excused: Tracie Crites – Vice President
Todd Schoenleber – Treasurer

Also Present: Ross Blackmer, Executive Director
Abigail Hebert, Executive Administrative Assistant

4. Approval of Agenda

Ross Blackmer requested that the Board of Directors add to number 7. Discussions, letter D. Firecracker 5k Board of Director Volunteers.

President Wingerberg commented he would like to add information to the Board Comments about a meeting that he and Ross Blackmer had with Brookfield Residential.

5. Consent of Agenda

a. Review of April 2017 Financials – President Wingerberg asked if the board members had any questions in reviewing the April 2017 financials.

Director Reser commented she had a question from the Study Session that needed answering. It was a check written to Commercial Landscaping for \$3,814.00. Ross Blackmer commented this check was cancelled. It was written and it was cancelled and the money never left our account.

President Wingerberg asked why the check was written for to begin with. Ross Blackmer commented it was a landscaping service that had sent us a bill. It went through CLA but was never cashed and never sent. President Wingerberg asked if there were any landscaping services that were done? Ross Blackmer commented no.

Regular Meeting Minutes
May 17, 2017

President Wingerberg asked the board members if anyone else had any questions or concerns that needed to be brought up with the financials. The board members did not have any more questions or concerns with the financials.

c. Approval of April 19, 2017 Regular Meeting Minutes – Director Reser commented she had some changes that needed to be made on the April 19, 2017 Regular Meeting Minutes.

Director Reser commented on page 4, there was a comment made “Carbon Valley Memorial, all 200 communities supported it back in the day with a resolution of support”. What 200 communities? Abigail Hebert commented to Director Reser that is what Mr. Euckert said on the board minutes’ audio. Director Reser commented she is confused about the 200 communities.

Director Reser commented on top of page 6, there is a typo. The word ‘spelt’ should be changed to ‘spelled’.

Director Reser commented on page 8, third paragraph, last sentence; “he wants to know if they wanted to do nominations at the same time as the elections and if not, then we should the election back”. That does not make sense. Then the next line is “Treasurer Schoenleber as we used to election officers in May?” This also does not make sense.

Director Reser commented on page 9, first paragraph, third line; “the elections in June, what is those who get nominated...” that should be replaced with ‘if’ and not ‘is’.

Director Reser commented on page 12, we were talking about the Board of Directors and our terms wither being two-years, four-years, whether we would have five (5) or seven (7). We went through that and had a talk about it and then we decided to leave everything as is. However, during the end of all that discussion, Treasurer Schoenleber asks “if no one wants to change it, then why are we talking about it”. Then it was asked ‘who brought it up’ and she pointed to Ross Blackmer, etc. She is wondering why the remainder of the conversation was not brought up at the end of that sentence. Abigail Hebert commented she is not sure as to why the rest of the conversation was typed up. She informed Director Reser that maybe she was unable to hear it because the board members could have been talking over one another and she could hear what they were audibly saying. Director Reser commented she would like for Abigail Hebert to review the tape and make sure that the missing audio is put into these minutes because it was in the meeting.

Director Reser commented on page 17, “Vice President Crites asked hoe the board members...”, ‘hoe’ need to be changed to ‘how’. Also, there was another omission that was made. We were talking about these things with helping out with the Martinez family and what we could do for them. Ross Blackmer said that the rec was already a drop off site. Again, that piece is not in here. Abigail Hebert commented she remembers that she had typed that information in the minutes.

Regular Meeting Minutes
May 17, 2017

Director Reser commented she knew that the information that Ross Blackmer told the board members that the recreation center was a drop off site was false when he stated that. She knows that this was false information because she had the flyer from the family that stated where the drop off locations would be. The recreation district was not one of them.

Abigail Hebert commented to Director Reser on page 16, last paragraph; “Treasurer Schoenleber commented just to throw this out there, are we doing anything for the family with the fire two (2) days ago. He saw an email that we were going to help that team that he was helping coach. He is curious if, as the park and recreational district, if we were going to be doing anything at all. Ross Blackmer commented we are. We are a collections spot for clothes for the children”. Director Reser commented she was sorry and did not see it on page 16.

President Wingerberg commented he thinks that we should Table these particular minutes until they are corrected. He would like for Abigail Hebert to send out the corrected minutes as soon as possible.

d. Approval of May 3, 2017 Special Meeting Minutes – The Board of Directors all agreed that the May 3, 2017 Special Meeting Minutes were acceptable.

6. Public Hearing

- a. Approval of Resolution 2017-7 Inclusion of Rezoned Properties** – Ross Blackmer informed the Board of Directors before then was Resolution 2017-7. This is the inclusion of all those Weld County rezoned properties. We went through the spreadsheet and Abigail Hebert sent out letters to those property owners. The board members have seen the letter from our Legal Counsel for clarification on the rezoned properties. The resolution that is before you is the inclusion for all those properties and the cleaning up of the ‘swiss cheese’ that has been going on for the last 10 – 12 years.

Secretary Childers asked if we are doing this ahead of all the verification or properties that they had talked about. Abigail Hebert commented according to our Legal Counsel, this is all legal. Secretary Childers commented so is Summit View Estates though. Abigail Hebert commented she only sent letters to those who were not included before. Therefore, these are all the other people that were not included previously. Ross Blackmer commented we have had 20 called so far [to exclude]. Out of those 20 people, nine (9) called and four (4) have submitted to have their property excluded.

Secretary Childers commented he remembers discussing that we were going to be verifying all properties before we went to the inclusion. Or was that going to be limited to just Summit View Estates?



Regular Meeting Minutes May 17, 2017

Director Tippin commented she thought that it was only going to be limited to Summit View Estates. That was her understanding. She does not know if that is correct.

Abbigail Hebert asked did Secretary Childers mean the excluded properties previously? Secretary Childers commented no. After we sent out the inclusions from the county, Ms. Troupe's email was sent to the board members, and then we got a hold of our Legal Counsel and his email back to us had a letter that would be sent to them [Summit View Estates], he thought that it stated that we needed to do verifications along with the counties records. Basically, not trusting the counties spreadsheet.

Ross Blackmer commented our Legal Counsel suggested to the board was that he and Abbigail Hebert go through now and verify those +/- 450 versus what Weld County sent in. Secretary Childers commented right. Then this Resolution 2017-7 would be approved by us and then we would have to do the additional work also. Ross Blackmer commented correct.

Ross Blackmer commented this begins the process before we do the verification, then send it back out to those individual property owners.

Abbigail Hebert asked Secretary Childers if he meant if she was going through the spreadsheet and making sure that they are not in-district? Secretary Childers commented making sure that there is no other reason for them to be excluded anyways.

President Wingerberg asked if we were talking about today forward or these people from back before. Secretary Childers commented back before. President Wingerberg commented before, we are going to deal with the same information that Weld County gave to us and it will come to the same conclusion. Either they are or they are not.

Secretary Childers commented we are going to include everyone or start the process and if there is a vote previously, like Summit View Estates, are we going to run into that legal issue again? President Wingerberg commented he is going to give his opinion. This is why it is taking an active role in this that he did not like. This was a Weld County/developer issue and we got in the middle of it somehow. We should have, but we were nice to these people and tried to get it solved for them. We should not have gotten in the middle of this. We did not apply for inclusion and we did not solicit for inclusion. Weld County is supposed to verify, the Legal Counsel is supposed to write it up and we got in the middle of this courtesy and he does not think that we have to go through multiple verifications. If Weld County cannot figure out who is in the District, then we have a bigger problem. This is just his opinion.

Regular Meeting Minutes
May 17, 2017

Director Lacefield asked if we heard back from our Legal Counsel on what any obligation that we have on the statues? Ross Blackmer commented in our Legal Counsel's letter, he says that we were required by state statues to send out that letter of notification to those people that Weld County was identifying as now being included into the District. That was a state statute that we have followed and that is how we got involved.

Director Lacefield commented he thought at the end of the study session there was a question about what that was or to what extent we had that obligation. He believes that Ross Blackmer was going to follow up on that. Ross Blackmer commented he did. Again, in his letter it states, point blank, we were required by the state statues to do that.

Director Lacefield asked if our Legal Counsel referred Ross Blackmer to the state statute. Ross Blackmer commented yes. Abigail Hebert commented she could provide the board members with the statue copy.

Director Lacefield commented he believes that their question arose from number 3 on page 3 of our Legal Counsel's letter where he recommends the District cross references each property and if you can provide the statue, he will take a look at it. That would be great.

Secretary Childers asked if this [Resolution 2017-7] will include the second page with exclusions. Abigail Hebert commented to Secretary Childers the exclusions [for Summit View Estates] were signed last month.

Ross Blackmer asked President Wingerberg if it was alright if he provided additional information to the board members. President Wingerberg commented yes. Ross Blackmer informed the Board of Directors he has received about 10 phone calls from people commenting they thought they were already in-district so this is no problem. A couple of them he had to explain what that had meant. Some were very pleased that they were now in the District. It is not 50/50, but he did get 10 people who though this was good anyway.

President Wingerberg asked Ross Blackmer if we know what the extra tax per every \$100,000 was going to be for the people that we are now including. Ross Blackmer commented it is basically \$7.00 per every \$100,000. He thinks the biggest thing that has hit people was, and the board members were all aware of this, the assessed values of the houses went up. Some of them got doubled and all of a sudden they see another tax.

A motion was made to accept the Resolution 2017-7 Inclusion of Rezoned Properties by Director Reser; seconded by Director Lacefield. A vote was taken:

Regular Meeting Minutes
May 17, 2017

Secretary Childers – yes, Vice President Crites – excused, Director Lacefield – yes, Director Reser – yes, Treasurer Schoenleber – excused, Director Tippin – yes, President Wingerberg – yes; the motion was carried.

7. Discussion

- a. Approval of the Revision of Guiding Principles Document** – President Wingerberg commented he had a thought or an idea, but have we ever thought about asking the board members if they have anything that they would like to put in the Guiding Principles document at every meeting. That way, it at least keeps this document in front of us because these are our rules. He is just wondering if anyone has anything that they would like to add in the Guiding Principles document. Just making it every meeting kind of thing. He is wondering if anyone has anything to discuss that they would like to add in the Guiding Principles because this is our document. This board makes it. Any change to the document, this board makes it. We do not pay enough attention to it because we labored over this document for three (3) months. He recommends that the board members mention it at least once every meeting.

Secretary Childers commented he is okay with that, but he is requesting some changes that need to be made. Page 2, Article IV, Office; Where are we classifying as the principal office? Is that 701 5th Street or 320 Maple Street? Ross Blackmer commented most of this is at 701 5th Street.

Secretary Childers commented on page 3, section 5, paragraph a; “all Official Board documents shall be kept at the principle office of the District”. Where are they over there? Ross Blackmer commented the historical documents are at 701 5th Street because we have secure storage there that the bulk of the records are kept there.

President Wingerberg asked when does the documents go to archive? When does it leave here and go there for archiving? Abbigail Hebert commented to President Wingerberg at the end of the year for permanent storage. President Wingerberg asked should that be noted that we keep current documentation here? Secretary Childers commented yes. President Wingerberg commented what is we put in here the current documentation is kept here. Abbigail Hebert asked President Wingerberg if he would like to have this written on page 3, section 5, paragraph a? Secretary Childers commented yes, in a. Current documentation is kept at the Administration Office until the end of the year.

President Wingerberg asked if Abbigail Hebert was flat copying those or flash driving those. Abbigail Hebert commented everything that comes out of her packet goes into a file as hard copy and as far as the audio minutes, they are copied to a digital file. She is wondering if the board members would like to go all digital with the board packet information, but she is unsure how the board members would feel about that.

Regular Meeting Minutes
May 17, 2017

Secretary Childers commented that was going to be on the tail end of the new dictation software, correct? Abbigail Hebert commented no because the people she had been talking to about the software have not been in contact with her for several months.

President Wingerberg asked what the document count was at the end of the year? Is it thousands of documents or is it 500? Abbigail Hebert commented no, she can usually fit about five (5) months out of the year on a CD for audio. Then there are times that she can fit the whole board packet into one three (3) inch ringed binder.

President Wingerberg asked if the Ricoh machine would allow Abbigail Hebert to scan to a depository? Abbigail Hebert commented it could. President Wingerberg commented he would like this looked into. Abbigail Hebert commented this could be do-able because it would go to the new IT company's cloud storage. President Wingerberg commented it might be another way for us to have two (2) volumes for PR purposes as well. This may be useful to look into: the labor requirement for digitizing everything and then coming back to this board and letting us know the labor requirement is in digitizing the documents. If you can do it on demand with the Ricoh machine, that would be useful.

Director Tippin asked President Wingerberg if he meant all past records? President Wingerberg commented maybe this year forward. Secretary Childers commented yes, starting and going forward. President Wingerberg commented if the board wants to archive last years' and the year before, we would have to discuss that.

Abbigail Hebert commented she cannot get rid of those files. They are permanently archived. President Wingerberg commented you have compliance issues that you need to comply with? Abbigail Hebert commented no, just the hard copies already in storage. It is the board's decision if they would like to change that, but there are certain years that need to remain permanent.

President Wingerberg commented he would like for Ross Blackmer to talk to our Legal Counsel and find out if we do need to keep originals.

Secretary Childers commented on page 4, section c; he thought that we labeled the financial specialist as the financial manager. Abbigail Hebert commented she did not see this one and would have it changed.

Director Reser commented on page 2, Article V, section c; she recommended that the time for study session should be added starting at 6:30 PM. President Wingerberg commented study sessions are not something that we do all the time and we usually decide that on a month-to-month basis. He does not mind if the board members would like to put that there, however, he would like to add how

Regular Meeting Minutes
May 17, 2017

many days of announcement is needed before a special meeting can be called. Ross Blackmer commented 72 hours.

Secretary Childers commented would the board members like to put optional for the time. President Wingerberg commented he thinks it should say 'optional study sessions when needed' with the time.

Abigail Hebert asked the board members where they would like for her to put this wording in at. Director Reser commented 'the current Board has elected to hold an optional "Study" session the second (2nd) Wednesday of each month starting at 6:30 PM.' President Wingerberg commented he would like it to say when needed. He would like to keep the optional 'when needed' so we can hold a study session when needed. The board members collectively agreed to change it from 'optional' to 'when needed'.

President Wingerberg commented he would like to see Guiding Principles document for review to be put on the agenda every month under Board Comments. President Wingerberg commented would the board members would like to approve this with changes tonight?

Director Tippin commented she would like to add something. On page 5, Article IX; 'Two (2) signatures are required for checks in the amount of \$10,000 or greater', she would like for the board members to understand that this is an internal requirement. It is not a request from the bank. They do not monitor that. Do we think that should be noted?

President Wingerberg commented we could add that. Let's put it in there that this is a board decision or a board directive.

Director Tippin commented she is not sure if that is monitored or audited by internal staff. President Wingerberg commented generally when we have a check that is that big, the only one that he has seen was when the District decided to write a check for the Administrative Building. Ross Blackmer came to the board members. He is not sure if there is a monitoring system. Do we need one? Ross Blackmer commented he would assume that whomever we hire for the Financial Manager position would monitor that.

President Wingerberg suggested that it should be added to the Financial report, which would state 'nothing over \$10,000 was reported this month'. Does that sound alright with everyone? Director Tippin commented yes, exactly.

President Wingerberg asked the board members if they would like to table the Guiding Principles until next month. The board members agreed to wait until June 21, 2017 meeting to approve the changes to the Guiding Principles document.

Regular Meeting Minutes
May 17, 2017

- b. Board Officer Nominations** – President Wingerberg asked the board members to write down their nominations on the piece of paper that that was provided for them. Secretary Childers commented are we going to do Treasurer Schoenleber’s as well? President Wingerberg commented he already had Treasurer Schoenleber’s nominations in front of him on a piece of paper.

President Wingerberg commented he has done his time as board president. Thank you, but he would like to not be elected as president again.

President Wingerberg asked if the board members would like to have Abigail Hebert email the results or if they would like to know the nominations tonight. Director Reser commented she would like to know the results tonight.

Ross Blackmer commented we do not have Vice President Crites nominations. Abigail Hebert commented to the board members one of them could email Vice President Crites and she could email her nominations. Secretary Childers commented he emailed Vice President Crites and asked her to provide Abigail Hebert with her nominations.

Abigail Hebert asked the board members if they wanted her to tabulate the nominations really quick and let them know? President Wingerberg commented he would like to continue on with the meeting and would like it announced during the Board Comment.

c. 2016 Audit Begins

i. May 16, 2017

- ii. Auditor: Steve Dazzo from Dazzo & Associates CPA** – Ross Blackmer commented the auditor did not come in as of yet. The auditor is aware of the deadlines that need to be met. We should be able to have the audit done on time this year and he is ready to go. Most of the information has been forwarded to him already. He believes that we are on target to get the audit done in a timely fashion.

President Wingerberg commented we are going to get the audit done on time? Ross Blackmer commented that is correct. We have no choice. President Wingerberg asked why is that? Ross Blackmer commented we cannot get an extension two (2) years in a row.

President Wingerberg asked if the auditor was set up for us before. Ross Blackmer commented yes, for the last two (2) years. Last year, the reason for the extension was because the federal government changed the PERA requirements. This threw everyone in a loop and all the CPA’s were behind. This year, it should not have changed and we should be in good shape with the reporting.

Regular Meeting Minutes
May 17, 2017

d. Firecracker 5K – Heather Hammarstrom commented the staff wanted to offer the opportunity for the board members to volunteer for the race. If anyone is interested and do want to, to let her know. We will be ordering t-shirts for the volunteers. We will be starting and ending at the library this year, so it is all on Firestone Trail. This way there is no crossing over Hwy 52 and it will be easier.

Director Reser commented wow. She would like to have a t-shirt for the beginning of the race.

Director Tippin asked Heather Hammarstrom what time is the race. Heather Hammarstrom commented it is at 8:00 AM.

Director Lacefield asked Heather Hammarstrom what time would the race go until. Heather Hammarstrom commented it would end no later than 10:00 AM at the very latest.

President Wingerberg asked if we have flyers specifically for the race? Heather Hammarstrom commented we do. President Wingerberg asked if she could send it electronically to the board members. Heather Hammarstrom commented she would.

Director Reser asked if Heather Hammarstrom would be sending out email instructions about the race for those board members who would be volunteering? Heather Hammarstrom commented yes.

Abigail Hebert asked the board members to have their volunteer answers for the Firecracker 5k to Ross Blackmer by June 14 at the Study Session, we would make sure that they would be put on the volunteer list. Additionally, if they are going to volunteer, provide shirt sizes as well.

President Wingerberg commented Heather Hammarstrom is going to send out the flyer to all of the board members with instructions if we want to volunteer and we have to get back to us by the next study session if they are going to volunteer. Heather Hammarstrom commented correct.

8. Reports

a. Executive Director Monthly Report Q & A (report contained in packet) – Ross Blackmer asked the Board of Directors if they had any questions or comments on the Executive Director Monthly Report.

Director Reser commented on the financial interviews, did you have your own interviews with the candidates? Ross Blackmer commented he met with them. Director Reser commented she was not sure if he had a separate interview with them. Ross Blackmer commented he and Ursula Rechlitz had an introductory interview to get a feel as to skills, availability, and how they would fit in the team.

Regular Meeting Minutes
May 17, 2017

Director Reser commented on page 2, the Operations Division section; there are huge drops in numbers here. Ross Blackmer commented we could say this is because members have already bought their passes and they are making monthly payments. He also thinks that it might be a reporting issue compared from the old POS system to the new POS system. This might be how it is reflected in the monthly reports as opposed to the volume up front. Additionally, our new POS system was started in February and everything was being transferred over from the old POS system in March and April.

President Wingerberg asked if we are on a growth track. Ross Blackmer commented he is not sure and does not have numbers with him at this point in time.

Secretary Childers asked if there have been any more issues with the phones. Ross Blackmer commented yes. We are trying to set up a meeting between CorKat and Comcast because the Comcast is being problematic. At least 10 times per day the phones with shut down or restart.

Secretary Childers asked if we need more Wi-Fi antennas? There are some dead spots in the building. Ross Blackmer commented there are dead spots because of the metal. Secretary Childers commented that he does know [about the metal and dead spots].

Abigail Hebert asked Secretary Childers if he knew where exactly. There is two (2) in the weight room, he heard about complaints in the cardio room, and the pool area. He came in around 8:30 AM when it was really busy and one of the patrons was a tech guy and he pulled out his reader and our bandwidth was completely zapped because everyone was using it.

Abigail Hebert informed the board members she has had this talk with Dana Bellomy and we have not had the opportunity to talk to Comcast about this situation. What we are trying to do is talk to one person, have one person that is our contact and set to our account, but they have not figured out a person who would be our to-go-to person as of yet. Secretary Childers commented one liaison. Abigail Hebert commented correct.

President Wingerberg asked if we were talking about access or bandwidth. Secretary Childers commented bandwidth. President Wingerberg commented they are two different things and can be solved two different ways. Secretary Childers commented they cannot use the bandwidth because it is spread too thin. President Wingerberg commented he is trying to understand because he wanted to know if there were not enough repeaters in the building or if we need more bandwidth.

Abigail Hebert commented that is what she was wondering too and she has written it all down and this will be a discussion that Dana Bellomy and her will have. She had mentioned to Dana Bellomy that the lack of bandwidth might be the reason as to why there are dropped phone calls, however, it can be dead during the day and the calls will

Regular Meeting Minutes
May 17, 2017

still drop. Abbigail Hebert informed the board members that she believes that the bandwidth that the recreation center has is about 250 or so.

President Wingerberg commented there is an app that we can put on our phones and walk around and see if it is a signal issue because that will kill everything. If it is a bandwidth issue, are we at the top of the scale with Comcast? We have Comcast Business right? Are we at the top of the scale? Abbigail Hebert commented yes, she believes so. President Wingerberg commented if we are, then we cannot increase the bandwidth and we might have an open signal. Abbigail Hebert commented she believes that if we are tapped out of the bandwidth, we might be able to get another unit. However, she might have to check with Comcast and see if they might have a 300 unit as well.

President Wingerberg commented he has never heard our phones be digitized, so that is why he is thinking that it might be the bandwidth. It might be that we have to get repeaters because he has not noticed the electric voice coming through the phone.

Abbigail Hebert commented this will be talked about with Comcast when they get a single representative on our account so that we don't have to call in to different representatives each time that we have an issue. Abbigail Hebert thanked Secretary Childers for the information.

b. Monthly Employee Newsletter – May – Director Reser commented the Monthly Employee Newsletter for May was wonderful.

President Wingerberg commented there were great pictures. He congratulated Abbigail Hebert for her graduation from college. President Wingerberg thanked Heather Hammarstrom and told her it looked good.

Director Lacefield commented that is a lot of water.

9. Public Comment

None.

10. Board Comments

Abbigail Hebert asked President Wingerberg if the board members would like to hear the results of the nominations. President Wingerberg commented for her to go ahead.

For President nominations: Tracie Crites, Sean Lacefield and Todd Schoenleber.

For Vice President nominations: Todd Schoenleber, Tracie Crites and Sean Lacefield.

For Treasurer nominations: Cody Childers, Sean Lacefield and Todd Schoenleber.

For Secretary nominations: Sean Lacefield, Cody Childers and Madelyn Tippin.

President Wingerberg asked if the board members would like to close nominations tonight? Director Reser commented don't forget Vice President Crites'. President Wingerberg commented he would get Vice President Crites' from her. Would the board

Regular Meeting Minutes
May 17, 2017

members like to leave them open for longer? We have not put this in the Guiding Principles, so we get to make this up right now. Or would the board members like to close the nominations, minus Vice President Crites nominations? Director Tippin commented she would like to close them. Director Lacefield commented he agreed. Secretary Childers commented to close them. President Wingerberg commented the nominations are now closed with the exception of Vice President Crites' nominations.

Director Lacefield commented he thought that the event to recognize Mark Martinez and the families was extraordinarily well done. It was professional, it was classy and it had the focus in all the right places. The family seemed to truly appreciate it when he got to talk with them. He thought the District was well represented that night. There was obviously a lot of media there, all the four (4) major news networks were there and various newspapers. Good job and extremely well done to Dana Bellomy, Heather Hammarstrom, and the other staff members that were there. It was fantastic.

President Wingerberg commented that is the thought that came to his mind was classy as well. He thinks that word was the right key word, classy. That was his take on it.

President Wingerberg commented Ross Blackmer and himself had the pleasure of speaking to the people that were in charge of the Brookfield Development earlier today. We talked about a lot of things. They are very interested in working with us. We talked about a number of things, but mainly they talked about the piece of dirt and the opportunity for an ice center. They started talking about a new recreation building and he mentioned to them that what we really need around here are athletic fields. They jumped all over it. They are thinking about building about four (4) or five (5) inlaid soccer and received the comment that we cannot exclude lacrosse anymore. So, athletic fields and even one with stadium setting with bleachers and things. They were talking about doing this themselves. What was real interesting was that Ross Blackmer has always talked about the technology now and the innovation of artificial turf. How it has gotten to the point where now they recommend it for children and it is amazing. It has cushion. They don't want to be in the water business and they don't want to do that, so they can make it 365 days of good grass for the athletic fields. These are all of their ideas. Obviously we would benefit from the athletic fields, the programming alone and the revenue. They talked about concessions, both in the ice center and at the athletic fields. We told them that we were thinking about outsourcing it. They were very receptive to all of that. They said that they could start cutting dirt for the athletic fields almost immediately. He did bring up that it would be nice to take down the perspective sign for the site for the recreation center and put up 'home of the next Carbon Valley Athletic fields'. They seemed to understand that the sign was a little twist in the wind for us because once he mentioned the sign, their faces got a little bit red. It would be really cool if they could put up a sign that said 'Carbon Valley Athletic Fields' instead of perspective site for rec center. This would solve the calls that he receives about every two months and every two months he tells those people it is their sign, there is nothing that we can do about it.

Regular Meeting Minutes
May 17, 2017

The ice center was very interesting. They talked about helping us with the financial backstop. They are talking about seven (7) digits for us. They talked about a million dollars. We asked them about infrastructure and all of sudden they decided to take on the parking. Not only just for the ice center, but we talked about overflow and pavement parking versus gravel parking. We would have a nice paved parking lot and then have a nice overflow gravel parking lot.

They talked about a pool. He told them that if 5A taught us anything, a pool being there probably would not be the best idea. Even if they built it, he thinks it wouldn't be a big hit. In fact, the reason that he told them about the athletic fields is because he thought that they would be a big hit. One of the biggest problems with 5A was that it was so far. Well if you have to go there instead of Longmont to play soccer, people may have an ah-ha moment and not think that it is that far. So that may help us in future endeavors. He thinks that Ross Blackmer and himself talked Brookfield out of the pool there, although they are planning some extraordinary pools inside of the subdivision and have offered to let us run them.

We are good with the lakes. Pretty much we can do whatever with the lakes except for swimming in them. They fully expect us to take the lakes over from them, in a programming perspective. The only thing that they wanted to do is that they want their name on the ice center.

Those are the cliff notes and to be honest with everyone, these people are terribly acceptable to almost anything that we asked.

Director Reser commented we have to get it in writing though. President Wingerberg commented they have already said that they would get a M.O.U together and that will be drawn up. Ross Blackmer already said that we would like to be a participant in the development of the M.O.U and they have said no problem with that. We will be working together on this. They are going to get that done as quickly as possible. They want to get the fields in and the lights up before all the houses are built. You have to go to Longmont, Brighton or somewhere else to get athletic fields. He thought it was a good idea that they would start cutting dirt for the athletic fields. We may have athletic fields before we have an ice center.

Director Reser asked what a M.O.U was. President Wingerberg commented it is a Memo of Understanding.

They seem to be in favor of helping and look at this all as a big plus for their development. This isn't benevolence but more like a good business on their part. Which is encouraging because they are motivated. It is not us with a tin cup saying 'please alms for the bind', its then saying 'together we can work together'. The nice things were, they were okay with taking Town of Firestone out and making it a Carbon Valley show, which is good.

Regular Meeting Minutes
May 17, 2017

Secretary Childers asked what was wrong with the lakes. President Wingerberg commented they are not for swimming. He is not sure if they put something in them or what the problem is but they are not certified for swimming. Which is good because they are going to be building pools in their development. Ross Blackmer commented that the water quality is the biggest problem.

Secretary Childers asked how high was the e-coli count in the lakes? Ross Blackmer commented he did not know, but that is the biggest problem. You are pumping water and you can't really regulate the depth or the height of that water. To get bodies in the lake is not going to be a feasible situation. They aren't developing dog parks so it saves those people from taking their dogs in that area down there.

President Wingerberg commented that was one of the questions that he had for them was do you have a dog park close because he didn't want the athletic fields to become the dog park.

Secretary Childers asked what we were planning to do at the lakes. Ross Blackmer commented kayaks, paddle boats, sunfish, etc. President Wingerberg commented we would make more money on top of the water than anything. Secretary Childers was just wondering because he bought his wife a paddle boat for her graduation and would like to know if she would be able to use it on the lakes. Ross Blackmer commented it would be just like the State park where people are able to take their boats out on the water, but are not allowed to swim in them.

Secretary Childers commented would those lakes be ours or would it be theirs? Ross Blackmer commented we would have surface rights to the lakes. Secretary Childers asked what insurance requirements would we have to have? Would we have to have lifeguards up there too? Ross Blackmer commented no. Have you ever been to the East Boulder Community Center? They do not have lifeguards out there on the lake. Secretary Childers commented correct, they do not have lifeguards on site, but they do have supervision for safety. Is that what we would have? Ross Blackmer commented yes, because we would have rentals.

President Wingerberg commented we would have to build a building, one to keep our assets and the other to keep as an office to do the rentals. We would have to build a building eventually, unless we can get Brookfield to build one for us. It did not seem like they said no to anything that we had asked of them today; it was kind of spooky at first.

This meeting was very encouraging. They talked a little bit about a recreation center, he told them that they do not have the roof tops. The ice center will pull from 20 miles from each direction and we don't need that many roofs. As for the athletic fields, he thinks that we will find people that will drive there as well.

Director Lacefield commented he liked the idea of athletic fields, but he would like the board members to know that St. Vrain FC is looking into building a large complex in east

Regular Meeting Minutes
May 17, 2017

Longmont. He is not sure how far east, but it would be something to look into and seeing where they are thinking about building it.

President Wingerberg asked they are looking to build? Director Lacefield commented a large soccer complex. President Wingerberg commented beyond what they already have down there? Director Lacefield commented yes. Ross Blackmer commented that is the City of Longmont, that is not FC.

Director Lacefield commented that does not mean to say that we can't build athletic fields, it would be just good to know more about that before moving forward. President Wingerberg commented he was thinking that this would be for us and out leagues. We can start putting together leagues and generate a certain amount of revenue for it. Director Lacefield commented there might be a possibility, depending on where that complex is going to be and when it is going to happen, there is a fair number of kids in the Carbon Valley that are playing in St. Vrain FC. It might be beneficial to set up a satellite.

President Wingerberg commented now we have lacrosse to deal with. It is not just soccer anymore, now we have other things. The other thing is, our turf will be exceptional. He has read about the new turfs and they are thinking about putting those on the football fields because it is better for your knees. Astro turf will just destroy you. They say that this stuff is really good and soft, at least what he has read. They say 'that many fields in that big of a space', they are not negotiating for that much water from the Big Thompson. He agrees and understands that. Shoot once and never again have to mess with. Pretty much anything that we asked for, he understand the water issue because the water issue in this area is ridiculous. The access plus the cost.

Those are the thing that they had talked about. He thinks that Ross Blackmer is going to continue working with Wes LaVanchy and he would imagine we would have input from this board as to what we will be starting with and what we will be going with. He thought that was the best hour of lunch that he had spent.

President Wingerberg commented when they get a little closer and when they start coming back with information, they should attend a board meeting and just talk. Have a good session of all those ideas because they have great ideas and have funded us in many places before. They are very accomplished in building these little cities and this is part of it. He figures that we should be bringing them in about July or August for a little talk. Would that be alright with everyone? The board members all agreed that this sounded good to them.

Secretary Childers asked what did they [Brookfield] say about the land. President Wingerberg commented that is our land now, its contracted in. When they [Brookfield] was made a part of Town of Firestone, they were annexed in. This was a part of the paperwork that up to 30 acres was designated as District property. The thing that we were lead to believe was that Town of Firestone was the mediatory and we found out



Regular Meeting Minutes
May 17, 2017

today that was not the case. We can negotiate to get that titled to Carbon Valley and get it away from Town of Firestone completely.

Secretary Childers commented everything that we have been talking about for the last three (3) months is going to happen in the M.O.U. President Wingerberg commented yes. Ross Blackmer commented Brookfield has tried aggressively to meet with the third party.

President Wingerberg commented the cool thing is they [Brookfield] talked about building small exercise centers and it would then be a part of a moving upscale, so we would leave a 7,000-foot center behind, when we would build a bigger one maybe we can find something else to do. They are very good at repurposing the whole attitude of the repurpose. We build small then we would build big and just keep bringing people through. He thinks that will make up better for us because it would allow us to grow. They also talked about how many houses they were building up there and frankly, it will be about three (3) years before they would need any sort of recreation building – other than the ice. They would not be up to 500 houses in three (3) years, they would be to 400. Once they get to 500 to 600 houses, we will probably will have to start thinking about establishing something. By then, who knows what would be happening on the other side of I-25.

President Wingerberg asked if there was any way that we could get the county folks to come here and have them put the big plat map up so that they can show us that it is platted? Ross Blackmer commented he would ask next Friday when he meets with Julie Cozad. President Wingerberg commented that would be interesting for the board members to see because a lot of these fields that are around here are platted and approved for certain building. This will give the board members a chance to see that in the next 10 years, this place is going to have a lot of roof tops.

11. Executive Session

A motion was made by Secretary Childers to go from Regular Meeting into Executive Session, for Personnel Matters 24-6-402(4)(f), at 7:30 PM; this was seconded by Director Tippin.

President Wingerberg advised there were no decisions made during Executive Session, only discussions.

12. Adjournment

A motion was made to adjourn the Board of Directors meeting by Director Reser; seconded by Director Tippin at 8:28 PM.

READ AND APPROVED THIS _____ DAY OF _____, 2017



Regular Meeting Minutes
May 17, 2017

Roger Wingerberg, President

ATTEST:

Cody Childers, Secretary