

**WILLOW BROOK METROPOLITAN DISTRICT
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
C. Randel Lewis	President	May 2027
EJ Olbright	Vice President	May 2027
Jim Hahn	Secretary/Treasurer	May 2027
Carl Oppedahl	Director	May 2029
Blake Shutler	Director	May 2029

DATE: Friday, April 17, 2026
TIME: 2:00 PM
**PLACE: VIRTUAL AND IN-PERSON MEETING AT
THE GATE HOUSE, 524 Ruby Road, Silverthorne, Colorado**

Join Zoom Meeting

<https://us06web.zoom.us/j/85261349167?pwd=c0mVb8eWm8NVpSt0l5PPeajE0sXb4I.1>

Meeting ID: 852 6134 9167

Passcode: 171673

One tap mobile

+17207072699,,85261349167# US (Denver)

+17193594580,,85261349167# US

FOR THOSE CALLING IN, PLEASE PRESS *6 TO MUTE/UNMUTE YOUR PHONE

**DISTRICT INFORMATION AND PUBLIC DOCUMENTS ARE POSTED
ON THE DISTRICT'S WEBSITE AT: willowbrookmetro.org**

- I. ADMINISTRATIVE MATTERS:
 - a. Call to Order
 - b. Present Disclosures of Potential Conflicts of Interest
 - c. Solicit Public Comment (for non-agenda items – 3-minute time limit)
 - d. Approval of Agenda
 - e. Review and Approve Minutes of February 20, 2026, Regular Meeting (enclosure)
- II. RESIDENT COMMUNICATION ITEMS:
- III. FINANCIAL/MANAGEMENT ITEMS:
 - a. Review Financial Statements and Cash Position (enclosures)
 - b. Review and Ratify and/or Approve Claims (enclosure)
- IV. RROA MATTERS:
 - a. Horses at Ruby Ranch
 - b. Planning for Potential Water Shortages This Summer
 - c. Barn Study - Update

- V. PROJECT UPDATES:
 - a. Update Well 3R
 - b. Water Line Leak – Update
 - c. Ditch Measurement Requirements Update

- VI. WATER OPERATIONS:
 - a. Monthly Operator’s Report

- VII. RANCH OPERATIONS:
 - a. Operations Report

- VIII. DIRECTORS’ ITEMS:
 - a. Ranch Manager Recruiting Update
 - a. Introduction of new ranch manager
 - b. Approval of employment contract
 - c. Integration plans
 - b. Review of Current Water Usage Regulations (pools, outdoor watering)
 - a. Discussion of other potential rule changes
 - c. Car Tag Reader (Deferred Item) – Oppedahl (enclosure)
 - d. Gate access control system improvement - Oppedahl
 - e. Update - Leach field at Lot 2 - Shutler
 - f. Access to correspondence files – Oppedahl
 - g. Horse Owner Boarding Agreement – Revised Draft (enclosures)
 - h. Update – Stewardship related activities (enclosures)
 - i. Reserve Funds – discuss use of reserve in Road Fund
 - j. Discussion of new construction related items –
 - a. Deposit amounts
 - b. Driveway location
 - c. Water line location
 - d. Excavation issues
 - e. Protection of roads and drainage
 - f. Parking issues
 - g. Other items
 - k. 2026 Haying plans.
 - l. Discussion of WBMD link to RROA information – Oppedahl / Harris (enclosures)
 - m. Reschedule Annual meeting

- IX. ADJOURNMENT:

The next regular meeting of the Board of Directors of the Willow Brook Metropolitan District is scheduled to be held on June 19, 2026.

RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

WILLOW BROOK METROPOLITAN DISTRICT

Friday, February 20, 2026, 2:00 P.M.

ADMINISTRATIVE ITEMS

The regular meeting of the Board of Directors of the Willow Brook Metropolitan District (the “District”) was called and held via teleconference and in person at The Gate House, 524 Ruby Road, Silverthorne, Colorado, in accordance with Colorado law. The following Directors were present and confirmed their qualification to serve on the Board:

Randy Lewis, President

EJ Olbright, Vice President, was excused.

Jim Hahn, Secretary/Treasurer

Carl Oppedahl, Director

Blake Shutler, Director

Also present were:

Erika Karplus

Steve Wherry

Laura Hahn

Adam Shor

Joe Forrester

Dave Anderson

Michael Good

Cathi Wingate

Eric Olsen

Jennifer Olsen

Jon Rovick

Gabby Begeman, ORC Water Professionals

Carlos Arreola-Karr, District Manager

Diane Rodriguez, District Accountant

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at approximately 2:02 p.m. by Director Lewis.

DISCLOSURE OF CONFLICTS OF INTEREST

There were none.

PUBLIC COMMENT

There was none.

APPROVAL OF AGENDA

The Board agreed to take certain items out of order to accommodate attendees, including taking the Water Operations item out of order before returning to the balance of the agenda. Following discussion, Director Hahn moved to approve the agenda as amended. Director Shutler seconded, and the motion carried without objection.

RESIDENT COMMUNICATION ITEMS

There were none.

FINANCIAL/MANAGEMENT ITEMS

Review Financial Statements and Cash Position: Ms. Rodriguez reviewed the January cash position and financial statements with the Board. The Board discussed the seasonality of the District's cash position, the cash-basis nature of the reporting, and the aging of utility receivables. Ms. Rodriguez agreed to send Director Lewis additional information regarding the ageing of the receivables. Upon motion by Director Shutler and seconded by Director Hahn, the financials were approved as presented.

Review and Ratify and/or Approve Claims: Ms. Rodriguez then reviewed the claims. Director Lewis reported that Director Olbright had requested additional details on two JVA invoices related to the Well 3R work and asked that those invoices not be paid until further backup was received. Following discussion, the Board approved and ratified the claims as presented, except for the two JVA invoices that were held pending additional detail. Upon motion by Director Shutler and seconded by Director Hahn, the claims were approved as revised.

Review and Accept Audit Exemption: Ms. Rodriguez reviewed the District's audit exemption materials for year-end 2025. She explained the structure of the filing, including the manner in which the District's governmental and proprietary funds are combined for consistency with prior years, and confirmed that the District will no longer require a full annual audit. Following discussion, upon motion by Director Hahn and seconded by Director Shutler, the audit exemption was approved as presented.

RROA MATTERS

Use of Ranch Trademark: Erika Karplus provided the Board with an update regarding the Ranch trademark issue, and a prepared statement was read into the record. Ms. Karplus explained that the Ruby Ranch neighborhood holds federal and state trademark registrations for the Ruby Ranch name and a federal registration for the red "R" logo. Discussion emphasized that the registrations were pursued for the benefit of the broader neighborhood, that both the Owners Association and the District have aligned interests in preventing misuse of the marks by outsiders, and that the marks are intended to function as a neighborhood resource rather than an exclusionary device between community entities. The Board discussed a draft license agreement intended to formalize the District's use of the marks. Director Lewis reported that he had reviewed the draft and forwarded it to counsel for review prior to formalizing the agreement.

Planning for Potential Water Shortages This Summer: The Board and Ms. Karplus discussed current snow and drought conditions and the need for early planning before the irrigation season. Discussion included current water rates, the possibility that higher-tier rates could influence heavy-use behavior, the District's historical and senior irrigation rights, and the importance of understanding what water sources may be available. The Board agreed to monitor the situation as runoff conditions develop.

Draft WBMD Horse Owner Agreement: John Rovick presented a revised horse owner agreement adapted from a prior boarding agreement to facilitate discussion regarding potential summer horse use at the ranch. Adam Shor expressed interest in participating under the proposed framework. Discussion clarified that the document remains a draft and is intended to guide consideration of limited horse use, operational expectations, and allocation of responsibility. The Board emphasized that any arrangement should be additive to the community, should not place caretaker responsibilities on the ranch manager, and should assign responsibility for the horses to the participating owner. The Board directed that the draft be further refined with interested parties and the Ranch Board for potential consideration at the April meeting. No formal action was taken.

PROJECT UPDATES

Update Well 3R: Director Lewis reported that JVA is performing required groundwater monitoring and reporting for Well 3R in accordance with State requirements. Director Olbright negotiated an agreement with JVA for the initial work of \$5,000 to \$6,000. He has requested a further proposal from JVA for connection of Well 3R to the water

system. Although the final groundwater influence results are not yet known, the Board discussed the need to keep the engineering and connection planning moving rather than delaying another year.

Water Line Leaks: The Board noted that the suspected water line leak had already been discussed in detail during the operator's report. The Board acknowledged that the issue remains an active operational priority and that ORC is continuing leak detection and interim water transfer efforts while the source of the loss is investigated.

Ditch Measurement Requirements: Director Lewis reported that Chris Sanchez's group is expected to take up the ditch measurement requirements in April and that the Board should receive a proposal for the work before the April meeting. Discussion included whether a neighborhood work party could assist when installation occurs, but it was noted that the current State requirements appear to be considerably more exacting than in prior years, so the District will first need to understand exactly what is required before deciding how to proceed.

WATER OPERATIONS

The Board took up the Monthly Operator's Report out of order to accommodate Ms. Begeman's attendance. Ms. Begeman reported that ORC is confident there is a leak in the Zone 1 area of the District and that ORC has been investigating the issue since approximately December, when it became clear that the Zone 1 well could no longer keep up with demand in that portion of the system. She explained that ORC has been manually transferring water from Zone 2 to Zone 1 for the past several months in order to maintain tank levels and that a leak detection company was scheduled to be on site the following Monday and Tuesday to attempt to locate the leak.

Ms. Begeman estimated that the leak is likely in the range of approximately 5 to 12 gallons per minute, based on the production capacity of the relevant wells and current system behavior. She further reported that a recent power event appeared to have damaged relays, but those relays had been replaced, and the pumps were back up and running. Well 2 and the other zone were functioning normally, although the manual valve operations required to transfer water between zones had become burdensome. ORC is therefore also exploring more efficient ways to transfer water without repeated manual intervention.

The Board discussed the possibility that the leak may be in a main line in Filing 1, while also acknowledging questions regarding whether a leak between a curb stop and a meter could remain outside the meter reading. Ms. Begeman explained that the leak detection contractor would use acoustic correlation technology to listen for abnormal water movement in the lines and correlate the sound to a location. She also asked residents to report any unusual pressure issues or other abnormal conditions at their homes or on nearby streets because those observations could help isolate the problem. Director Lewis noted that holiday-period heavy water use had already resulted in at least two or three owners reaching the top water-rate tier for January and stated that broader high-usage issues would be revisited under Directors' Items. No formal action was taken.

RANCH OPERATIONS

Director Lewis reported that the District has had a relatively mild winter and has therefore done limited snowplowing. Current ranch operations have largely consisted of cleanup work, equipment maintenance, and routine winter tasks. Discussion also tied the operations report to planning for possible summer horse use, including barn readiness, storage demands, and the need to balance community-facing uses with the District's operational needs. No formal action was taken.

DIRECTORS' ITEMS

Ranch Manager Recruiting Process: Director Lewis reported that Directors Shutler and Olbright had taken the lead on the recruiting process and had assembled approximately nine resumes or candidate leads. He stated that they expected to begin interviews the following week with the goal of narrowing the field. He also noted that a substantial amount of Jim Nielsen's current work had been mapped out in order to clarify the position's duties and expectations.

Barn Status Update: The Board returned to the barn discussion and noted that the interior panels had been removed, but that the barn otherwise remained substantially as before, except that the tack room and the ranch manager's tool room had expanded to meet current storage needs. Director Lewis noted that a community member had recently donated additional toolboxes and tools to support the workshop area. The Board discussed the immediate issue of tack storage, and the broader issue of how the barn should be used going forward, including the District's need to store and maintain more equipment than in prior years, the legacy expectation of horse use, and the need for a broader community discussion about the use of the barn. Director Lewis reported that Dave and Nan Anderson had agreed to help restart that broader community conversation to provide feedback to the Board.

Review of District Water Regulations Regarding Swimming Pools, Hot Tubs and Other High Usage Items: The Board discussed using the current drought concerns as a prompt to review the District's regulations more broadly, beginning with the rules governing high water use. Director Lewis noted that the current rules permit one to fill a swimming pool from the District water system and may not adequately address hot tubs or other high-use scenarios. Director Lewis asked Director Oppedahl to review the existing regulations and related enforcement issues and to provide ideas for potential revisions. Director Oppedahl agreed to assist.

Car Tag Reader: Director Lewis noted that the Car Tag Reader item would be deferred to a future meeting due to time constraints.

Director and District Operating Issues: Director Lewis reported that he intended to delegate primary communication with the building department on Ruby Ranch and Willow Brook permitting issues to Director Shutler because the building department routinely contacts him and Director Shutler has been effective in resolving issues. He also reiterated that Director Hahn would continue reviewing monthly billing packages and related invoices, Director Olbright would continue focusing on well issues and ranch manager oversight matters, including irrigation and hay management, and that the Board would continue refining those assignments as needed.

MiniEx Purchase and Financing: Director Lewis reported that the MiniEx financing approved at the January special meeting was underway. He stated that financing documents had been received earlier in the week, that legal issues in those documents had been addressed by counsel. He further noted that the Board may need to discuss privately financed activities more broadly as additional equipment and financing opportunities arise.

Stewardship Fund Update: Director Lewis reported that the District remains in the FEMA acceptance process related to inclusion in Summit County's Hazard Mitigation Plan and is awaiting a formal resolution required for participation. He noted that participation would enable the District to pursue FEMA-related mitigation funding and associated grant opportunities. He further reported that the District has been consolidating older GIS information into a system the District owns and controls and that ORC, through its current leak investigation work, is updating GIS location data for valves and curb stops. The District anticipates a modest proposal, approximately \$1,100, for initial GIS setup work. More broadly, he reported that the stewardship effort continues to focus on grant availability, but that the Colorado Resiliency Office is not currently accepting grant applications from metropolitan districts despite statutory language treating them as governmental subdivisions. He also noted that Ed Levy and Lisa Lewis plan to attend the Fire Adapted Communities Colorado annual meeting in April and that Willow Brook and Ruby Ranch are receiving positive attention as examples of ongoing community work.

2025 Website Postings: Director Lewis noted that the Board had already discussed the status of the District's website postings earlier in the meeting. Mr. Arreola-Karr committed to resolve the outstanding postings as soon as the DocAccess work is completed, including adding the remaining minutes that were awaiting signature and posting the 2024 audit materials once website access is fully live.

Items for Next Regular Meeting: The Board discussed possible items for the April meeting, including another review of the reserve policy, potential discussion of hay equipment and possible private financing assistance, and continued work on hay-related arrangements and other operational items. Director Lewis also invited Board members and residents to submit additional topics for future agendas.

ADJOURNMENT

There being no further business to come before the Board, Director Hahn moved to adjourn, and Director Shutler seconded. The motion carried without objection. The meeting adjourned at approximately 3:44 p.m.

Respectfully submitted,

Secretary of the Board
Willow Brook Metropolitan District

DRAFT

WILLOW BROOK METROPOLITAN DISTRICT
CASH POSITION
Year to Date (YTD) as of March 31, 2026
Adjusted as of April 11, 2026

Account Activity Item Description	InBank	INVESTMENTS							Colotrust Yield 3.9651% Edge	TOTAL ALL ACCOUNTS
		ColoTrust Plus+								
		Average Monthly Yield 3.8318%								
	General	CTF	SRF Loan	InBank Loan	Gen Reserve	Proj Reserve	Funding Lowe			
BEGINNING BANK BALANCE	\$ 32,027	\$ 15,268	\$ 2,819	\$ 211,445	\$ 103,475	\$ 55,708	\$ 65,751	\$ 27,547	\$ 1,647	\$ 515,687
YTD credits - Total deposits, wires and transfers	149,041	304,442	165	1,987	973	262	618	259	15	457,762
YTD debits - Total vouchers, wires and transfers	(108,496)	(60,138)	-	-	-	(40,000)	-	-	-	(208,634)
YTD bank balance	72,572	259,572	2,984	213,432	104,448	15,970	66,369	27,806	1,662	764,815
Transfers	-	(216,735)	-	26,407	30,033	151,942	29,871	(21,518)	-	-
Less outstanding checks	(35,332)	-	-	-	-	-	-	-	-	(35,332)
Book balance at end of period - agrees to page 2 ending fund allocation	37,240	42,837	2,984	239,839	134,481	167,912	96,240	6,288	1,662	729,483
Less amount restricted for Conservation Trust Funds	-	-	(2,984)	-	-	-	-	-	-	(2,984)
Less amount restricted for debt service	-	-	-	(239,839)	(134,481)	-	-	-	-	(374,320)
Less amount assigned for capital projects	-	(43,446)	-	-	-	-	(96,240)	-	(1,662)	(141,348)
Less amount assigned for Lowe easement	-	-	-	-	-	-	-	(6,288)	-	(6,288)
Less amount restricted for reserves	-	-	-	-	-	(167,912)	-	-	-	(167,912)
Less amount restricted for TABOR	(14,700)	-	-	-	-	-	-	-	-	(14,700)
UNRESTRICTED/UNALLOCATED BALANCE AT END OF PERIOD	22,540	(609)	-	-	-	-	-	-	-	21,931
Current period activity										
Deposits	72,114	35,135	-	-	-	-	-	-	-	107,249
Restricted	-	(16,182)	-	-	-	-	-	-	-	(16,182)
Current payables	(29,914)	-	-	-	-	-	-	-	-	(29,914)
Auto payments	(6,523)	-	-	-	-	-	-	-	-	(6,523)
Total current period adjustments	35,677	18,953	-	-	-	-	-	-	-	54,630
CURRENT UNRESTRICTED/UNALLOCATED BALANCE	\$ 58,217	\$ 18,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,561

**WILLOW BROOK METROPOLITAN DISTRICT
FUND ALLOCATION OF AVAILABLE BALANCES
Year to Date (YTD) as of March 31, 2026**

Account Activity Item Description	General	Capital Projects	Water	Road Paving	Stewardship	Total All Funds
Beginning fund balances	\$ 28,751	\$ 261,803	\$ 85,542	\$ 104,587	\$ 34,939	\$ 515,622
YTD DEPOSITS						
Conservation trust fund	179	-	-	-	-	179
Funding Lowe easement	-	-	-	-	-	-
Grants	-	-	-	-	-	-
Interest	762	-	-	972	259	1,993
Miscellaneous	19	-	68	-	-	87
Property taxes	163,492	19,679	-	29,747	59,037	271,955
Specific ownership taxes	5,311	480	-	668	-	6,459
Snow removal	8,943	-	-	-	-	8,943
Trash service fees	2,744	-	-	-	-	2,744
Water service charges	-	-	24,113	-	-	24,113
Subtotal	181,450	20,159	24,181	31,387	59,296	316,473
Reserve fees	22,898	-	11,583	-	-	34,481
Reserve interest	262	1,987	618	-	-	2,867
Property taxes - SRF loan	-	17,190	-	-	-	17,190
Specific ownership taxes - SRF loan	-	643	-	-	-	643
Subtotal	23,160	19,820	12,201	-	-	55,181
Total deposits	204,610	39,979	36,382	31,387	59,296	371,654
YTD EXPENDITURES						
General expenditures	(90,367)	(15,975)	(44,661)	(1,493)	(2,947)	(155,443)
Reserve fund expenditures	-	(860)	(1,490)	-	-	(2,350)
Total expenditures and reserves	(90,367)	(16,835)	(46,151)	(1,493)	(2,947)	(157,793)
OTHER FINANCING SOURCES (USES)						
Transfer (to) from other funds	64,000	-	21,000	-	(85,000)	-
Total other financing sources (uses)	64,000	-	21,000	-	(85,000)	-
YTD ending available fund balances	\$ 206,994	\$ 284,947	\$ 96,773	\$ 134,481	\$ 6,288	\$ 729,483
COMPONENTS OF FUND BALANCES						
Restricted - General fund reserve	167,912	-	-	-	-	167,912
Restricted - SRF loan	-	239,839	-	-	-	239,839
Restricted - Project fund reserve	-	-	96,240	-	-	96,240
Restricted - InBank loan for road improvements	-	-	-	134,481	-	134,481
Restricted - Fuel reduction loan & Well #3	-	45,108	-	-	-	45,108
Restricted - CTF	2,984	-	-	-	-	2,984
Restricted - Lowe Easement	-	-	-	-	6,288	6,288
Restricted - TABOR emergency reserve	14,700	-	-	-	-	14,700
Unassigned	21,398	-	533	-	-	21,931
YTD ending fund balances	\$ 206,994	\$ 284,947	\$ 96,773	\$ 134,481	\$ 6,288	\$ 729,483

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Accounts Receivable Reconciliation	Project reserve	Trash removal	Water	Snow	Miscellaneous	Totals
Aging as of 1/31/26	\$ 4,434	\$ 864	\$ 9,806	\$ 3,421	\$ -	\$ 18,525
Billing 2/1/26-3/31/26	8,323	1,979	17,078	6,450	-	33,830
Cash receipts 2/1/26-3/31/26	(8,188)	(2,207)	(17,255)	(5,722)	-	(33,372)
Aging as of 3/31/26	\$ 4,569	\$ 636	\$ 9,629	\$ 4,149	\$ -	\$ 18,983

WILLOW BROOK METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Three Months Ended March 31, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 25%
REVENUES					
Conservation trust fund	\$ 585	\$ 500	\$ 179	\$ (321)	36%
Interest	8,675	6,000	762	(5,238)	13%
Miscellaneous	86	-	19	19	-
Property taxes and abatements	397,374	414,894	163,492	(251,402)	39%
Specific ownership taxes	18,442	31,200	5,311	(25,889)	17%
Snow removal	13,745	24,000	8,943	(15,057)	37%
Trash service fees	11,949	25,000	2,744	(22,256)	11%
Total revenues	450,856	501,594	181,450	(320,144)	36%
EXPENDITURES					
Administrative					
Audit	17,340	3,000	3,248	248	108%
County treasurer fees	22,442	31,200	9,320	(21,880)	30%
District management and accounting	93,288	85,000	24,871	(60,129)	29%
Election	16,308	-	-	-	0%
GIS	-	3,500	3,388	(112)	97%
Insurance and SDA dues	22,450	20,000	752	(19,248)	4%
Legal	16,488	20,000	5,224	(14,776)	26%
Miscellaneous	4,263	2,000	2,255	255	113%
Trash removal	30,117	25,000	4,159	(20,841)	17%
Utilities	13,204	18,000	4,059	(13,941)	23%
Website and ADA compliance	-	1,800	1,188	(612)	66%
Weeds	13,780	14,000	-	(14,000)	0%
Emergency reserve contribution (3%)	-	14,700	-	(14,700)	0%
Operations and maintenance					
Gate	500	1,200	371	(829)	31%
General maintenance	376	5,000	63	(4,937)	1%
Ranch manager					
Salary	72,237	71,749	13,748	(58,001)	19%
Payroll taxes	8,680	5,887	1,607	(4,280)	27%
Benefits (including bonus, less employee reim)	17,975	21,066	5,773	(15,293)	27%
Back-up support	675	3,883	-	(3,883)	0%
Transition salary and expenses	-	31,334	-	(31,334)	0%
Irrigation					
Irrigation/meadow management	-	10,000	-	(10,000)	0%
Hay meadows and fencing					
Hay equipment	1,260	15,000	-	(15,000)	-
Roads					
Culverts	-	15,000	-	(15,000)	0%
Equipment - Kubota	-	28,000	-	(28,000)	0%
Groomer	4,318	4,318	4,318	-	100%
Road Improvements	-	10,000	-	(10,000)	0%
Snow plowing salt and sand	-	1,500	-	(1,500)	0%
Truck (including fuel)	16,642	30,000	5,639	(24,361)	19%
Stable - equestrian center					
Consulting fees	-	10,000	-	(10,000)	0%
Stable maintenance and security	2,290	-	384	384	-
Total expenditures	374,633	502,137	90,367	(411,770)	18%
EXCESS OF EXPENDITURES OVER (UNDER) REVENUES	76,223	(543)	91,083	91,626	-16774%
OTHER FINANCING SOURCES (USES)					
Transfer to capital projects fund	-	(27,500)	-	27,500	-
Transfer to water operations fund	(12,300)	-	(21,000)	(21,000)	-
Total other financing sources (uses)	(12,300)	(27,500)	(21,000)	6,500	76%
NET CHANGE (WITHOUT RESERVE)	63,923	(28,043)	70,083	98,126	-250%
BEGINNING FUND BALANCE (WITHOUT RESERVE)	(94,924)	85,426	(31,001)	(116,427)	-36%
ENDING FUND BALANCE (WITHOUT RESERVE)	(31,001)	57,383	39,082	(18,301)	68%
GENERAL FUND RESERVE					
Property taxes for general fund reserve fees	53,266	58,108	22,898	(35,210)	39%
General fund reserve interest	1,498	3,000	262	(2,738)	9%
Transfer from stewardship fund	-	85,000	85,000	-	-
Total general fund reserve	54,764	146,108	108,160	(37,948)	74%
BEGINNING GENERAL FUND RESERVE BALANCE	4,988	61,718	59,752	(1,966)	97%
ENDING GENERAL FUND RESERVE BALANCE	59,752	207,826	167,912	(39,914)	81%
NET CHANGE IN FUND BALANCE	118,687	118,065	178,243	60,178	151%
BEGINNING FUND BALANCE	(89,936)	147,144	28,751	(118,393)	20%
ENDING FUND BALANCE	\$ 28,751	\$ 265,209	\$ 206,994	\$ (58,215)	78%

WILLOW BROOK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Three Months Ended March 31, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 25%
REVENUES					
Property taxes - Well #3	-	49,973	19,679	(30,294)	39%
Specific ownership taxes	50,165	2,500	480	(2,020)	19%
Interest	2,177	-	-	-	-
Grant	163	-	-	-	-
Total revenues	52,505	52,473	20,159	(32,314)	38%
EXPENDITURES					
County treasurer fees	2,486	2,499	982	(1,517)	39%
InBank loan fuel reduction principal	50,000	-	-	-	0%
InBank loan fuel reduction interest	2,564	-	-	-	0%
Well #3	62,475	100,000	14,993	(85,007)	15%
Total expenditures	117,525	102,499	15,975	(86,524)	16%
EXCESS OF REVENUES OVER EXPENDITURES	(65,020)	(50,026)	4,184	54,210	-8%
OTHER FINANCING SOURCES					
Transfer from general fund	-	27,500	-	(27,500)	-
Total other financing sources	-	27,500	-	(27,500)	-
NET CHANGE (WITHOUT PROJECTS)	(65,020)	(22,526)	4,184	26,710	-19%
BEGINNING FUND BALANCE (WITHOUT PROJECTS)	105,944	22,707	40,924	18,217	180%
ENDING FUND BALANCE (WITHOUT PROJECTS)	40,924	181	45,108	44,927	24922%
SRF Loan - Projects					
Property taxes - SRF loan	101,767	43,651	17,190	(26,461)	39%
Specific ownership taxes - SRF loan	4,272	2,183	643	(1,540)	29%
Interest - SRF loan	9,617	8,000	1,987	(6,013)	25%
County treasurer fees	(5,061)	(2,183)	(860)	1,323	39%
SRF loan principal	(67,475)	(69,172)	-	69,172	0%
SRF loan interest	(29,865)	(28,167)	-	28,167	0%
Ending SRF loan - Projects	13,255	(45,688)	18,960	64,648	-41%
BEGINNING FUND BALANCE - PROJECTS	207,624	246,227	220,879	(25,348)	90%
ENDING FUND BALANCE - PROJECTS	220,879	200,539	239,839	39,300	120%
NET CHANGE IN FUND BALANCE	(51,765)	(68,214)	23,144	91,358	-34%
BEGINNING FUND BALANCE	313,568	268,934	261,803	(7,131)	97%
ENDING FUND BALANCE	\$ 261,803	\$ 200,720	\$ 284,947	\$ 84,227	142%

WILLOW BROOK METROPOLITAN DISTRICT
WATER UTILITY FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Three Months Ended March 31, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 25%
REVENUES					
Water service charges	\$ 67,888	\$ 183,000	\$ 24,113	\$ (158,887)	13%
Matching grant - meters	6,500	-	-	-	-
Miscellaneous	180	-	68	68	-
Total revenues	74,568	183,000	24,181	(158,819)	13%
EXPENDITURES					
Maintenance contract	28,415	35,000	10,560	(24,440)	30%
Ranch manager salary/benefits	28,465	38,545	8,251	(30,294)	21%
New meter installation	589	-	-	-	-
Annual fire hydrant maintenance	-	720	-	(720)	0%
Repairs and maintenance	22,342	25,000	25,189	189	101%
Utilities - Town of Silverthorne	109	205	(89)	(294)	-43%
Utility billing	2,500	3,000	750	(2,250)	25%
Water testing	4,445	7,000	-	(7,000)	0%
Total expenditures	86,865	109,470	44,661	(64,809)	41%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(12,297)	73,530	(20,480)	(94,010)	-28%
OTHER FINANCING SOURCES (USES)					
Transfer from general fund	12,300	-	21,000	21,000	-
Total other financing sources (uses)	12,300	-	21,000	21,000	0%
NET CHANGE (WITHOUT RESERVE)	3	73,530	520	(73,010)	1%
BEGINNING FUND BALANCE (WITHOUT RESERVE)	10	444	13	(431)	3%
ENDING FUND BALANCE (WITHOUT RESERVE)	13	73,974	533	(73,441)	1%
PROJECT FUND RESERVE					
Project reserve fee (\$75/month)	47,980	49,500	11,583	(37,917)	23%
Project reserve interest	1,434	500	618	118	-
GWUDI assessment (Well No 1-R)	(1,001)	-	(1,490)	(1,490)	-
Total project fund reserve	48,413	50,000	10,711	(39,289)	21%
BEGINNING PROJECT FUND RESERVE BALANCE	37,116	67,077	85,529	18,452	128%
ENDING PROJECT FUND RESERVE BALANCE	85,529	117,077	96,240	(20,837)	82%
NET CHANGE IN FUND BALANCE	48,416	123,530	11,231	(112,299)	9%
BEGINNING FUND BALANCE	37,126	67,521	85,542	18,021	127%
ENDING FUND BALANCE	\$ 85,542	\$ 191,051	\$ 96,773	\$ (94,278)	51%

WILLOW BROOK METROPOLITAN DISTRICT
ROAD PAVING FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Three Months Ended March 31, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 25%
REVENUES					
Property taxes - road paving	\$ 58,178	\$ 75,541	\$ 29,747	\$ (45,794)	39%
Specific ownership taxes	2,666	3,800	668	(3,132)	18%
Interest	5,234	2,500	972	(1,528)	39%
Total revenues	66,078	81,841	31,387	(50,454)	38%
EXPENDITURES					
County treasurer fees	2,984	3,800	1,493	(2,307)	39%
InBank loan payment principal	55,000	55,000	-	(55,000)	0%
InBank loan payment interest	15,306	8,800	-	(8,800)	0%
Total expenditures	73,290	67,600	1,493	(66,107)	2%
NET CHANGE IN FUND BALANCE	(7,212)	14,241	29,894	15,653	210%
BEGINNING FUND BALANCE	111,799	51,397	104,587	53,190	203%
ENDING FUND BALANCE	\$ 104,587	\$ 65,638	\$ 134,481	\$ 68,843	205%

WILLOW BROOK METROPOLITAN DISTRICT
STEWARDSHIP FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Three Months Ended March 31, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 25%
REVENUES					
Property taxes - stewardship	\$ -	\$ 149,920	\$ 59,037	\$ (90,883)	39%
Contributions	47,500				
Interest	-	500	259	(241)	-
Total revenues	<u>47,500</u>	<u>150,420</u>	<u>59,296</u>	<u>(91,124)</u>	<u>39%</u>
EXPENDITURES					
County treasurer fees	-	-	2,947	2,947	0%
Consulting	-	50,000	-	(50,000)	0%
Legal	12,561	15,000	-	(15,000)	0%
Total expenditures	<u>12,561</u>	<u>65,000</u>	<u>2,947</u>	<u>(62,053)</u>	<u>5%</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>34,939</u>	<u>85,420</u>	<u>56,349</u>	<u>(29,071)</u>	<u>66%</u>
OTHER FINANCING USES					
Transfer to general fund reserve	-	(85,000)	(85,000)	-	-
Total other financing uses	<u>-</u>	<u>(85,000)</u>	<u>(85,000)</u>	<u>-</u>	<u>1.00</u>
NET CHANGE IN FUND BALANCE	34,939	420	(28,651)	(29,071)	-6822%
BEGINNING FUND BALANCE	-	27,500	34,939	7,439	127%
ENDING FUND BALANCE	<u>\$ 34,939</u>	<u>\$ 27,920</u>	<u>\$ 6,288</u>	<u>\$ (21,632)</u>	<u>23%</u>

Appendix A – Denver Water Supply and Water Use Update

Source: Denver Water

Date: April 13, 2026

[Home](#) › [TAP Home](#) › Denver Water supply and water use update

NEWS ARTICLE

Denver Water supply and water use update

April 13, 2026, water supply and water use update for Denver Water's system.

April 13, 2026 | By: [TAP Staff](#)

Share:



Denver Water's collection and service areas continue to face severe drought conditions, with

historically low snowpack. Denver Water depends on mountain snowpack for its water supply, which serves 1.5 million people in Denver and surrounding suburbs.

As a result, on March 25, 2026, the [Denver Board of Water Commissioners declared a Stage 1 drought](#), seeking a 20% reduction in water use to preserve water levels and avoid even stricter mandatory restrictions later this summer.

Customers are urged not to turn on automatic sprinkler systems until at least mid- to late-May, or later if possible. It is not necessary to water grass two days per week in April and the beginning of May; keeping automatic systems off will help save water. Occasional [hand-watering may be necessary for trees](#) and shrubs during this time. Keep an eye on the weather and let Mother Nature do the watering when she delivers spring rains.

Snowpack and water supply update

- **In Denver Water’s collection system, snowpack as of April 13, 2026, remained at the lowest levels observed in the past 40 years:**
 - **Colorado River Basin: 35% of normal, worst on record.**
 - **South Platte River Basin: 4% of normal, worst on record.**
 - Snowpack and melting conditions are unprecedented, with accelerated melting seen since mid-March. **Customers need to save water to protect the supply we have right now.**
 - Streamflow forecasts are calling for runoff levels to be 10-40% of normal in 2026.
 - Reservoir storage conditions are below average; while in reasonably good shape for the time being, far less snowpack is available to help refill them. As of April 13, 2026, reservoirs were **80% full**, versus an average of **84% full** for this time.
-

Water use and conservation update

- **Comment from Greg Fisher, Denver Water's manager of demand planning and efficiency:**

“At this point, we don’t expect conditions to improve significantly. That’s why we’re seeking a 20% reduction in water use across our entire service area. Our customers have done an incredible job reducing water use over the last several decades and we know they can meet this challenge. It's imperative that our customers work to achieve these water savings so we don't need to increase

restrictions later this summer.”

- Customers can do their part by [making water-efficient upgrades](#), inside and outside, including rethinking their yards. These steps preserve water supplies and create more [adaptable and drought-resilient landscapes](#) that fit naturally into our climate. Read on TAP: [Simple strategies to save water at home](#).
- **Customers are urged not to turn on automatic sprinkler systems until at least mid- to late-May, or later if possible.** When watering season begins, Denver Water will require customers in single-family residential properties to limit watering to no more than two days per week on a set schedule based on their address.
 - Addresses ending in **even** numbers: **Sunday and Thursday.**
 - Addresses ending in **odd** numbers: **Wednesday and Saturday.**
 - **All other customers**, including multifamily properties, commercial properties, homeowners associations and government properties, may water only on **Tuesdays and Fridays.**
- **In addition, customers will be required to follow Denver Water’s annual summer watering rules:**
 - Water only during cooler times of the day, between 6 p.m. and 10 a.m.
 - Do not allow water to pool in gutters, streets and alleys.
 - Do not waste water by letting it spray on concrete and asphalt.
 - Repair leaking sprinkler systems within 10 days.
 - Do not irrigate while it is raining or during high winds.
 - Use a hose nozzle with a shut-off valve when washing your car.

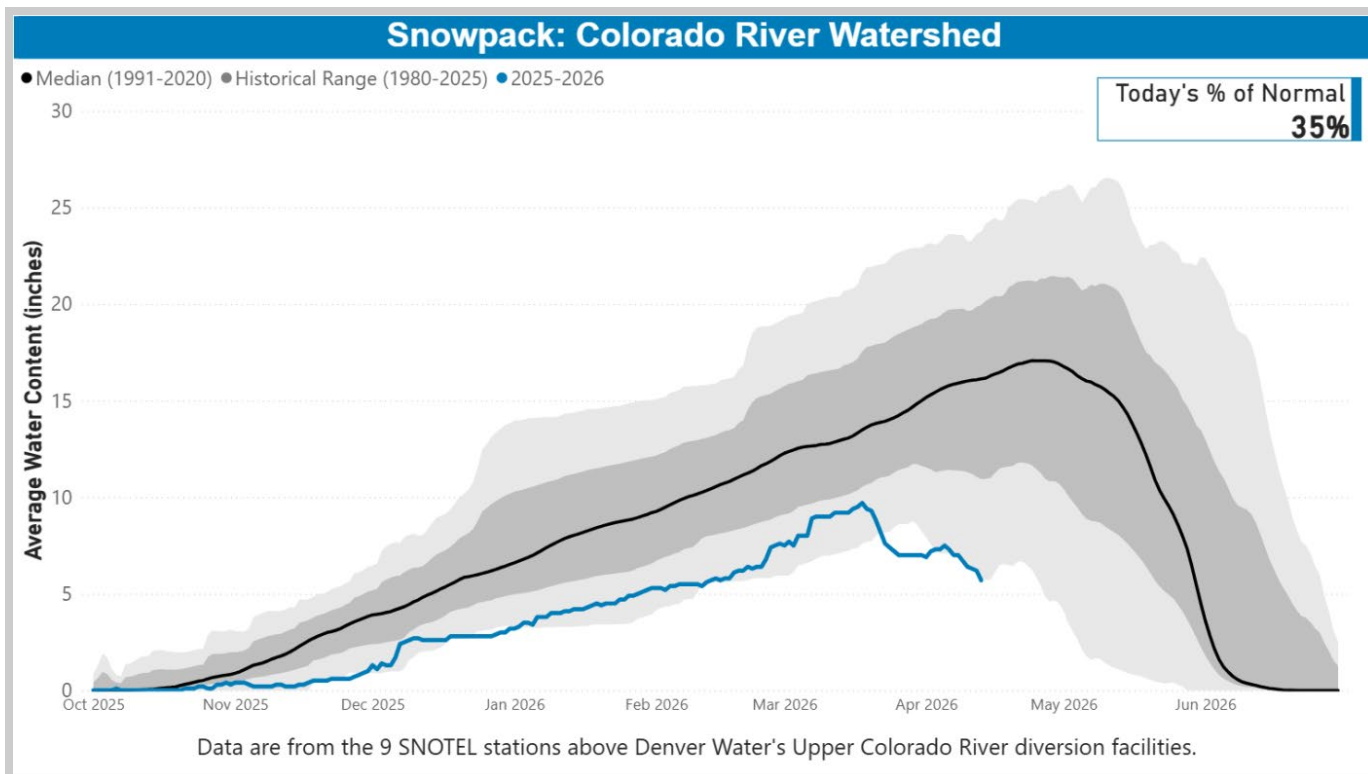
For its part, Denver Water has [proactively reduced its spending](#), taking steps that include enacting a hiring freeze and reviewing maintenance and other projects to see which ones could be deferred. We are also looking into other ways to increase supply by activating agreements that allow us to capture additional water that is typically unavailable during normal conditions.

This year marks the fifth time since 2000 that Denver Water has issued a Stage 1 drought, and the first since 2013. Prior to 2013, the board declared a Stage 1 drought in 2002, 2003 and 2004.

Denver Water has many resources for homeowners looking for inspiration and information about landscapes that fit naturally into our dry climate. Click here for [conservation and efficiency tips](#) for outdoor irrigation and to [get more details on ways to ColoroScape](#) your property, including through rebates for turf removal and a DIY guide for landscape changes, among many other potential

water-saving steps.

Updates about Denver Water’s reservoir levels, customer water use and snowpack can be found in the [Water Watch Report](#), which is updated weekly in the spring and summer.

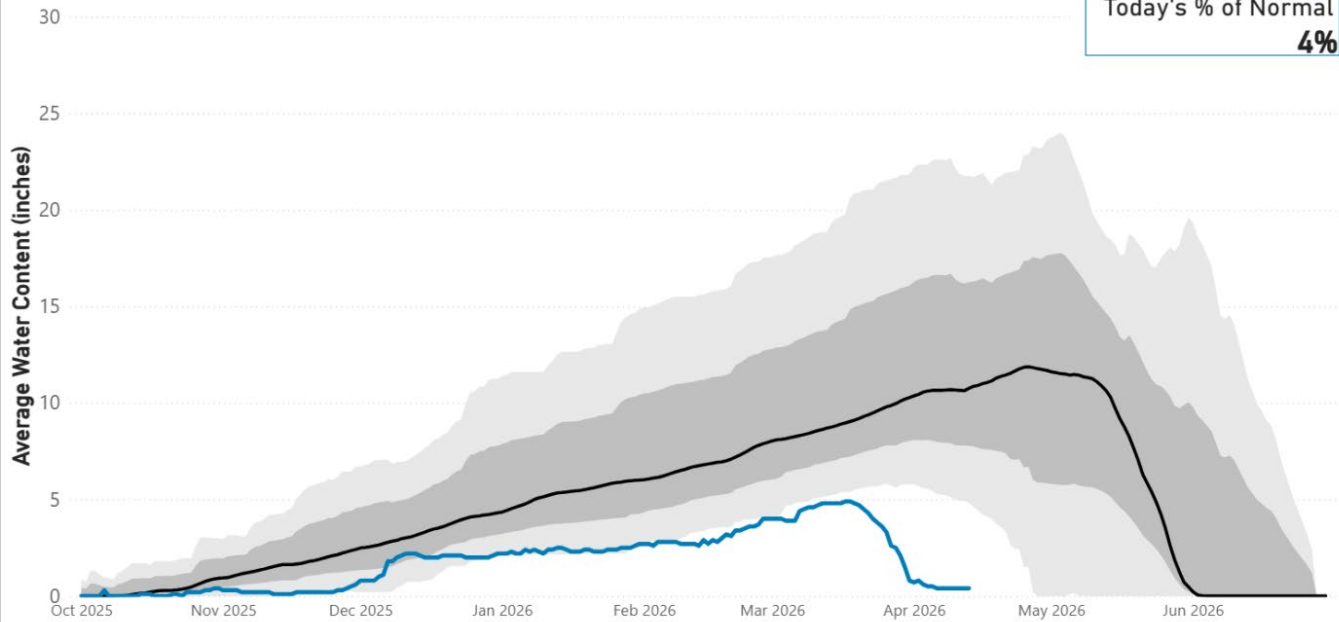


This chart shows the cumulative snowpack on April 13, 2026, in the area of the Colorado River Basin where Denver Water captures its water supply. The snowpack is 35% of normal, which ranks as the lowest on record for April 13. Image credit: Denver Water.

Snowpack: South Platte River Watershed

● Median (1991-2020) ● Historical Range (1980-2025) ● 2025-2026

Today's % of Normal
4%



Data are from the 7 SNOTEL stations above Denver Water's Upper South Platte diversion facilities.

This chart shows the cumulative snowpack on April 13, 2026, in the area of the South Platte River Basin where Denver Water captures its water supply. The snowpack is 4% of normal, which ranks as the lowest on record for April 13. Image credit: Denver Water.



NEWS TO HYDRATE YOUR MIND



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Appendix B – Northern Water April 2026 Forecast

Source: Northern Colorado Water Conservancy District

Date: April 2026



Snowpack and Streamflow Comparisons April 1, 2026

Snow Water Content

Location	% Avg
Colorado's Statewide Snowpack	22%
Upper Colorado River ⁽¹⁾	35%
South Platte Tributaries ⁽²⁾	32%

Snow-Water Content Comparisons (inches)

Watershed	April 1, 2026 Snow-Water Content			April 1 Comparative Snow-Water Content			
	2026	Average	% Avg	2025	2024	2023	2002
Blue River	5.0	13.7	36%	109%	105%	99%	70%
Upper Colorado River	5.5	15.0	37%	96%	96%	116%	65%
Willow Creek	2.6	10.1	26%	99%	105%	140%	69%
Fraser River	5.6	13.4	42%	119%	111%	97%	62%
Poudre River	3.2	13.5	24%	103%	102%	112%	66%
Big Thompson River	6.1	14.3	43%	102%	110%	130%	62%
St. Vrain River	3.6	10.8	34%	101%	121%	128%	49%
Boulder Creek	3.1	11.3	27%	104%	125%	104%	57%

Apr-Jul Maximum, Minimum and Most Probable Streamflow Forecasts (1000 af)

Watershed	Forecast Minimum	Most Probable	Forecast Maximum	Apr-Jul Avg ⁽³⁾	Most Prob % Avg
Blue River	16	98	180	283	35%
Upper Colorado River	80	117	159	226	52%
Willow Creek	4	16	30	50	32%
Fraser River	29	55	82	118	47%
Poudre River	29	100	183	230	43%
Big Thompson River	22	57	92	91	63%
St. Vrain River	24	55	86	90	61%
Boulder Creek	21	35	49	54	65%
South Platte Tributaries	--	247	--	465	53%

Precipitation within District Boundaries ⁽⁴⁾

Month	Totals	Avg	% Avg
March	0.41	1.10	37%
Nov - Mar	1.15	2.91	40%

⁽¹⁾ Includes the Colorado, Willow Creek, Fraser and Blue River watersheds

⁽²⁾ Includes the Poudre, Big Thompson, St. Vrain and Boulder Creek watersheds

⁽³⁾ Average for the period 1991-2020

⁽⁴⁾ Computed using CoCoRaHS and Northern Water stations

Appendix C – Colorado Water Supply Outlook Report

Source: USDA Natural Resources Conservation Service (NRCS)

Date: April 1, 2026

Colorado

Water Supply Outlook Report

April 1, 2026



Rio Blanco snow course located in the combined White-Yampa-Little Snake river basin, has an 87-year period of record and is reporting the lowest observed value at the end of March 2026. This combined basin is an important volumetric contributor to Colorado River headwaters. April 1 runoff forecasts range departures from approximately 1.64 million acre-feet (MAF) at the 50 percent outlook to 2.0 MAF at drier outlooks.

Photo by: Nakayla Lestina

REMINDER: We are soliciting photos of fieldwork again this year. Each month we will pick some to grace the cover of this report! Please include information on where, when and of who/what the photo was taken.

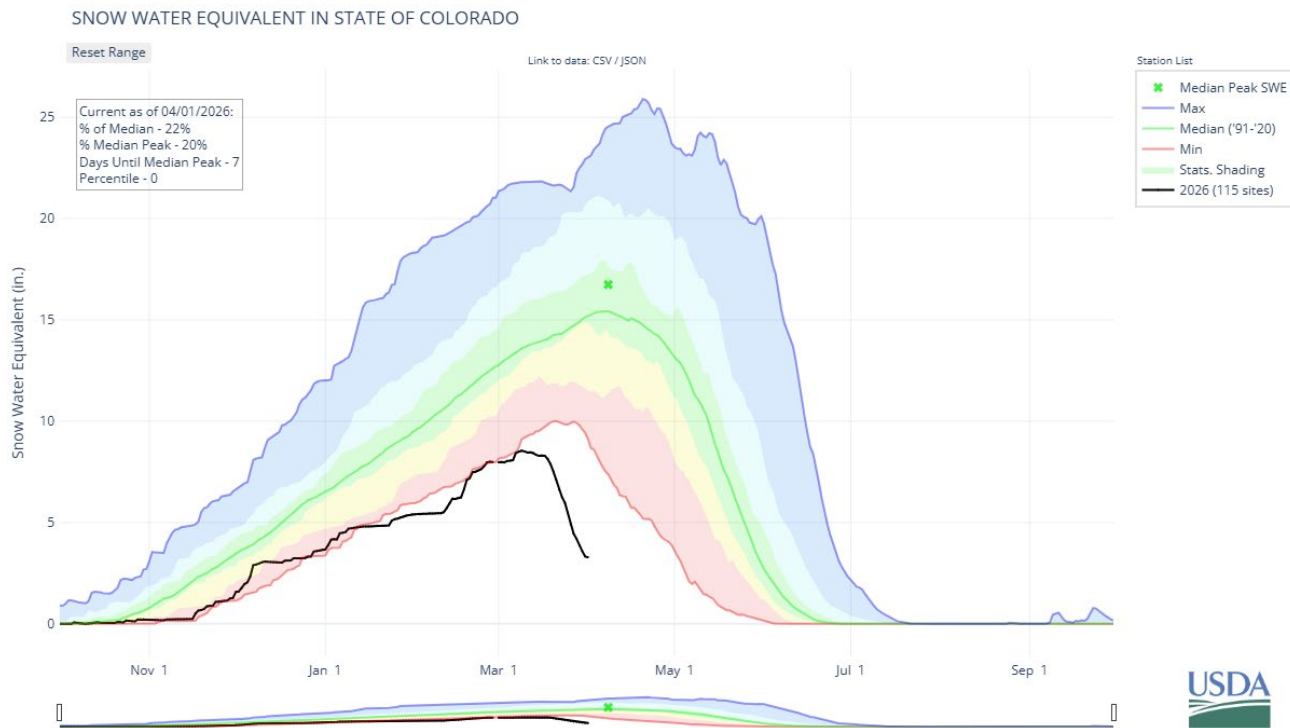
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Colorado Statewide Water Supply Conditions for April 1, 2026

Summary

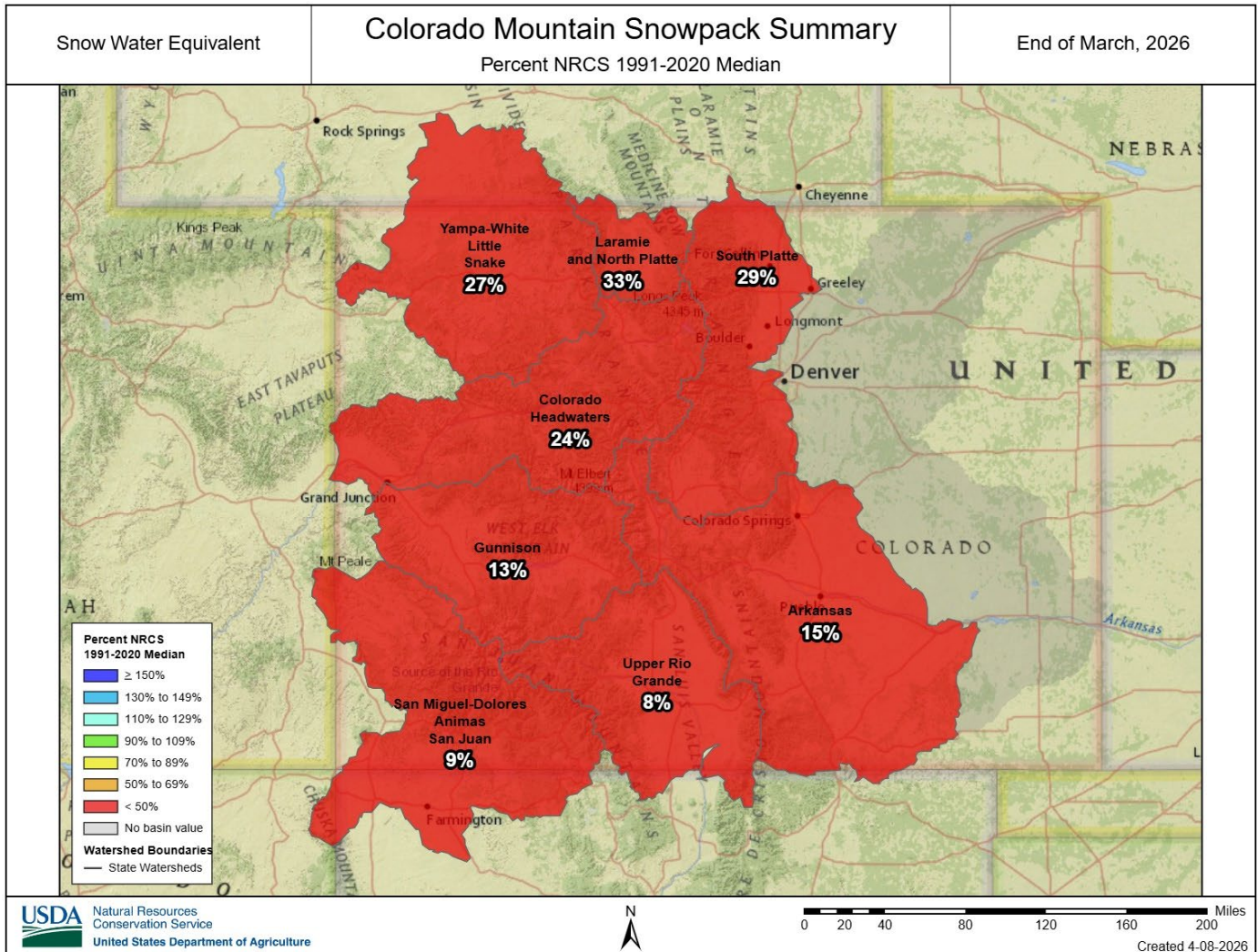


*For the above graph, snow water equivalent (SWE) values are calculated using daily SNOTEL data only. SWE numbers presented in the text are values from the first of the month and include manual Snow Course measurements along with SNOTEL data.

A record warm March liquidated an abnormally shallow and dry mountain snowpack. Statewide peak snow water equivalent (SWE) happened in early March, a month earlier than the average April 8th peak. Streamflow for Colorado rivers is forecast to be less than half of normal for most rivers, less than a quarter of normal for a few. The reduced runoff is forecast to peak several weeks early this year. Surprisingly, given the dry winter, total precipitation for this water year 2026 (October '25 to September '26) is slightly over 75 percent of average across the state. The southwest corner of the state, from the Four Corners area to the San Luis Valley had an unusually rainy October which helped to top off their reservoirs. The state's mountain reservoirs contain appropriate volumes, about like this time last year. However, the liquid water in the reservoirs cannot replace the missing snow water that accounts for three quarters of the state's annual water supply. One year ago, the U.S. Drought Monitor classified half of Colorado as being 'Abnormally Dry'; it is the lowest step on their five-step drought scale from Abnormally Dry (D0) to Extreme Drought (D4). Now, all of Colorado is experiencing some level of drought. Nearly half of the state is experiencing Extreme Drought (D3) conditions. Lake County and areas to the northwest, 21 percent of the state, are suffering Extreme Drought (D4) conditions.

The NRCS Snow Survey has human observations of mountain snowpack and water content going back 90 years. In the 1940s an average April 1 snowpack held the snow water equivalent (SWE) of 13 inches of water. Averaging the wet years with the dry, SWE has been dropping steadily since then. In recent years the value has been closer to 9 inches of SWE. Over the decades, we could expect 19 out of 20 years that the April 1 SWE value would be in the range of 17.9 inches for a wet year to 5.7 inches in a dry year. Prior to this year, 1976/77 stands out as abnormally dry winter with an April 1st record low SWE of 5.21 inches. Based on field observations by snow survey staff and cooperating agencies, water year 2026 April 1 SWE value was recorded as 1.66 inches of SWE. That is less than one-third of the previous record low covering the years back to the winter of 1938/1939—the last dry year of the dust bowl period. Including 2026 data the steady decline of Colorado's annual water supply is accelerating.

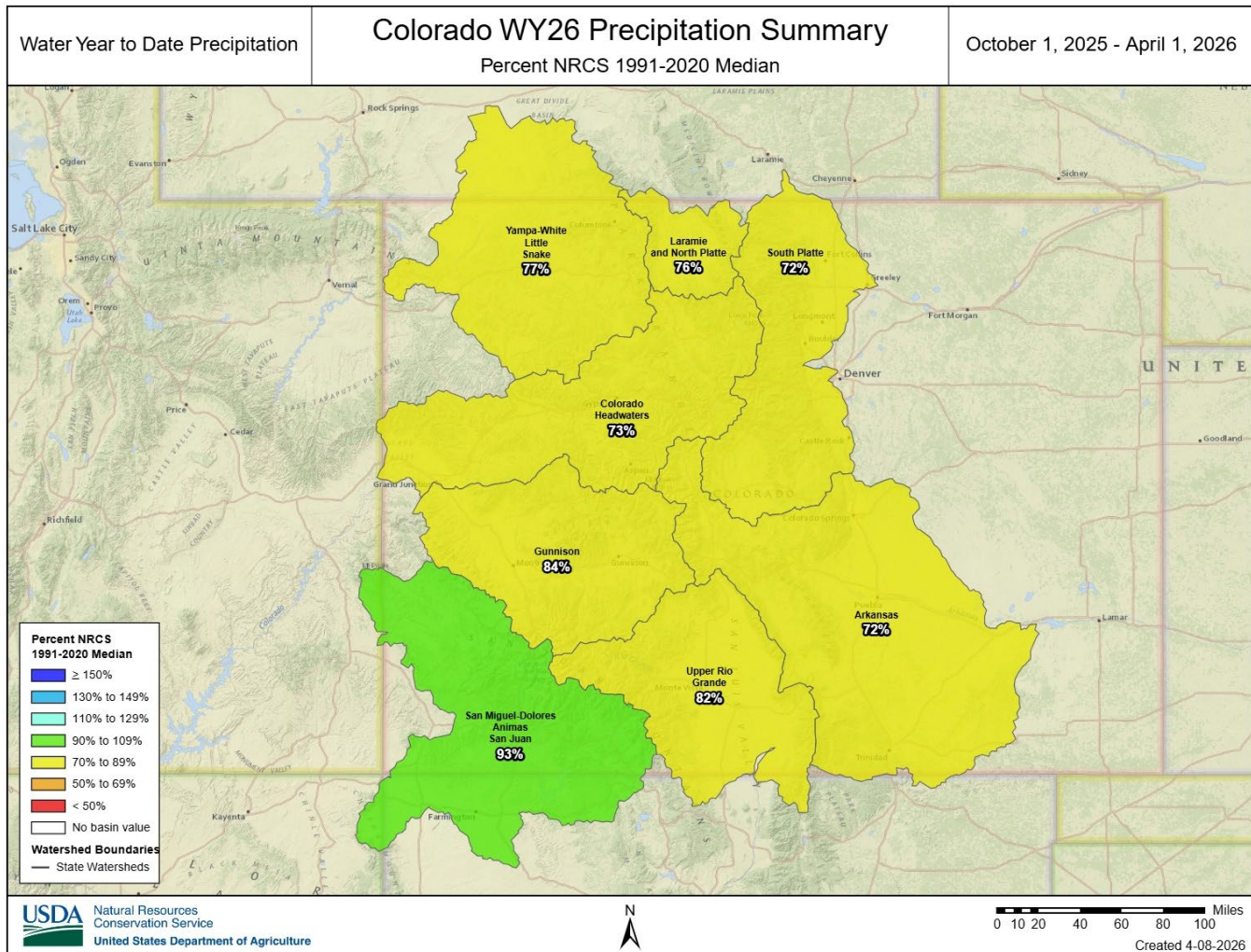
Snowpack



The combination of Colorado’s record warmest March and a meager mountain snowpack caused an early melt out across the state. Snow Water Equivalent (SWE) in all the river basins tracked by the NRCS is below one third of the median value when compared to the NRCS 30 year reference period from 1991-2020. The combined San Miguel-Dolores-Animas-San Juan region is at 9 percent and the Upper Rio Grande Valley basin—which covers the agricultural areas of the San Luis Valley—is only 8 percent of its average. Across the state, the NRCS performs manual snow water measurements at 81 sites. Some of those sites have a 90 year historical record of snow and water measurements. Most years, from 1939 to 2025 all of the sites would have measurable snow in April. Another dry year was 2012; that year there were a record six sites with bare ground in April. This year 35 of the 81 manually measured sites were snow free before April 1. The data from the automated SNOTEL network has a shorter period of record than the manually measured snow courses but shows a similar pattern. If Colorado were to have received an additional 4 feet of snow in February, March was so astonishingly warm that it could have melted out even that extra snowpack. SNOTEL data shows that in March elevations above 9,500 feet regularly had nighttime low temperatures above freezing.

Typically snow water content (SWE) of the mountain snowpack peaks in early April. This year the statewide peak SWE occurred in early March—a full 4 weeks earlier than normal.

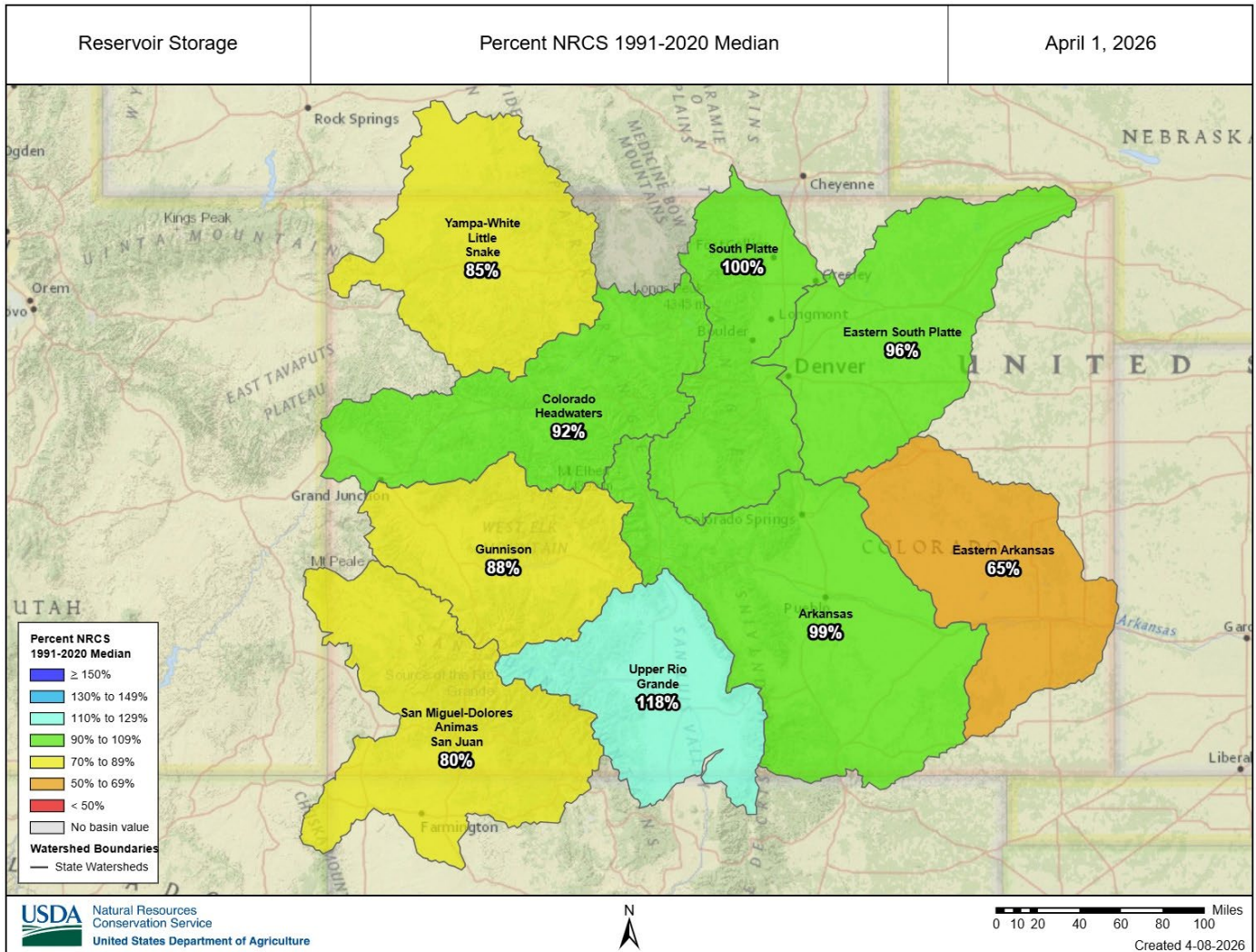
Precipitation



[March Precipitation](#) was staggeringly low, averaging 1 inch of accumulation across the state and contributing to the current total of 13.1 inches of accumulation for WY26. The South Platte received only 61 percent of the 30-year median level for March precipitation this year, while totals across the rest of the state range from 45 percent of median in the Colorado Headwaters down to a stark and striking 14 percent of median in the Upper Rio Grande.

Looking at the contribution of March precipitation to annual accumulation across the water year to-date (depicted above), WY26 accumulation is near-median in the San Miguel-Dolores-Animas-San Juan (93 percent) and decreases along a West-East gradient for the remaining basins. The Upper Rio Grande, Gunnison, Yampa-White-Little Snake, and Laramie-North Platte are currently at 82, 84, 77, and 76 percent of median accumulation for the water year, while the more eastern basins of the Colorado Headwaters, Arkansas, and South Platte are reporting 73, 72, and 72 percent of median precipitation for WY26. Overall, the notably low precipitation this March led to further decrease and deviation of water-year precipitation totals from the 30-year median record in all nine drainage basins in the state. Total precipitation for the water year is 77 percent of median on a state-wide scale, down from 82 percent of median as reported last month. (Click [here](#) for model projections of total WY26 precipitation accumulation based on current data.)

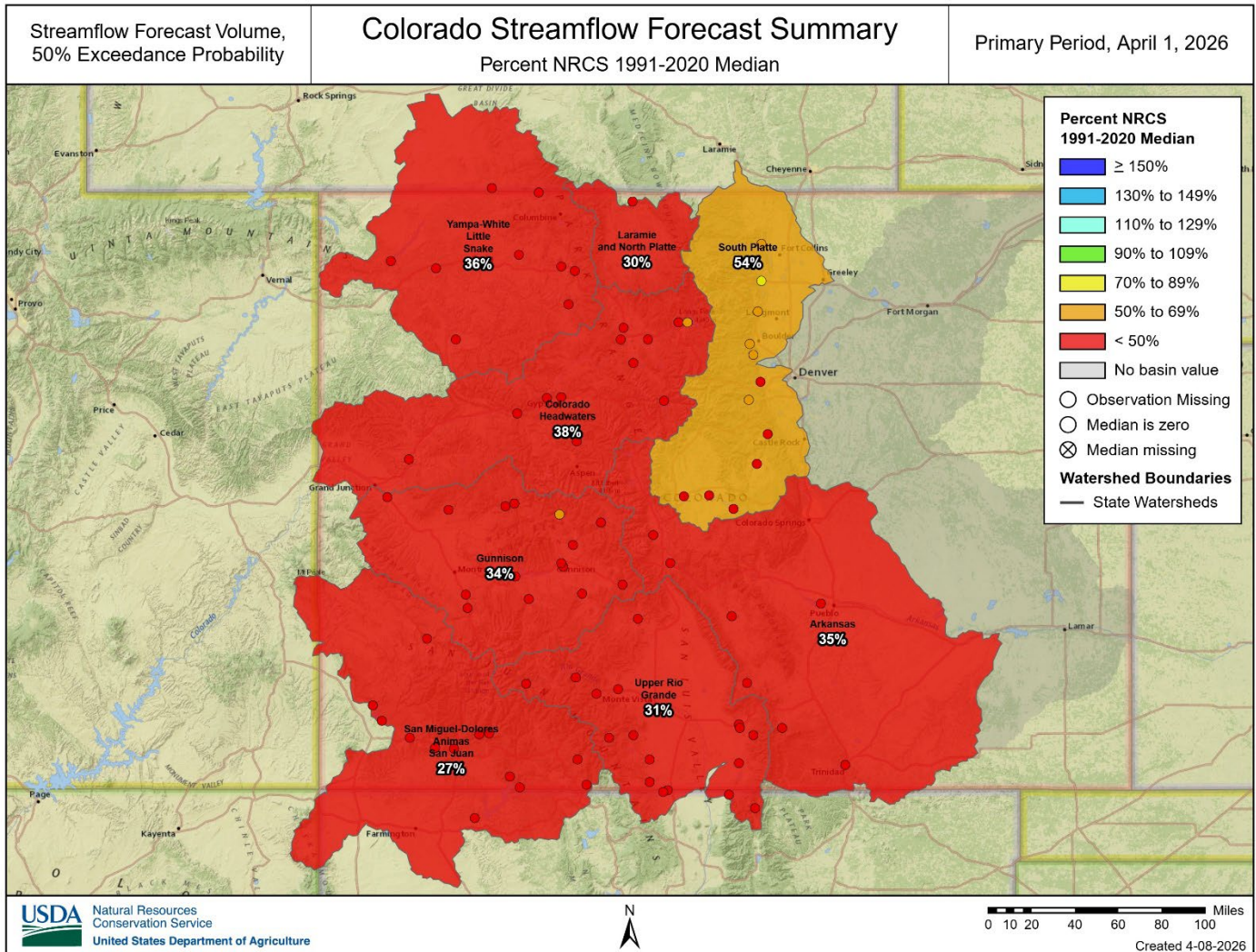
Reservoir Storage



Reservoir storage is currently 89 percent of the 1991-2020 median on a state-wide scale, and all basins exhibited minimal change (less than six percent shift) from the percent of median values reported last month. Mean storage volume remains close to median in the South Platte*, Arkansas, and Eastern South Platte basins, reporting 100, 99, and 96 percent of median storage, respectively. Four of the nine Colorado basins are reporting reservoir storage levels below the 30-year median, with the Gunnison, Yampa-White-Little Snake, San Miguel-Dolores-Animas-San Juan, and Eastern Arkansas reporting 88, 85, 80, and 65 percent, respectively. The Colorado Headwaters exhibited the largest change over the course of March, where reservoir storage volume increased from 86 percent of median at the start of the month, up to 92 percent of median by April 1. The Upper Rio Grande remains the only basin with higher-than-median reservoir storage (118 percent) as it continues to hold onto an influx of water received during heavy October storms in the southwestern part of the state. Overall, Colorado is currently utilizing 56 percent of total reservoir capacity state-wide compared to 58 percent storage this time last year (see [April 1 2026 Reservoir Storage Capacity chart](#)).

*At the time of publishing, end-of-month reservoir water storage data had not yet been reported for 9 out of 23 reservoirs in the South Platte basin, and Stagecoach reservoir in the Yampa-White-Little Snake basin. These reservoirs were excluded (rather than reported zero) in the statistics above, and the data will be updated on our website as soon as it is available.

Streamflow

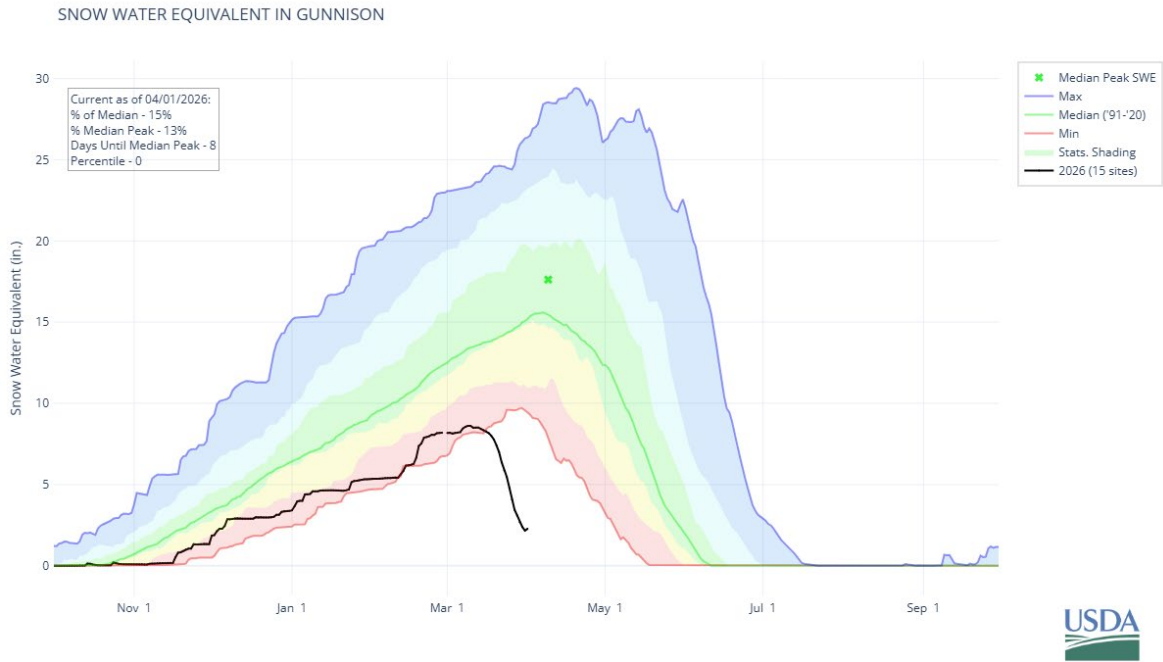


Observed streamflow during March is above median across most of Colorado. Most basins are near 140 percent of median, while eastern Arkansas remains lower near 58 percent of median. This shift is tied to early snowmelt rather than increased water supply. Runoff that typically occurs later in spring and summer is now entering river systems. April-July runoff forecasts show reduced volume across basins. At the 50 percent exceedance, most basins range from 27 to 35 percent of median. The South Platte is higher, near 54 percent of median, but remains well below normal. Volume departures show the magnitude of loss. At the 50 percent exceedance Colorado Headwaters is 3.93 million acre-feet (MAF) below median. Gunnison basin is 2.11 MAF and Yampa-White-Little Snake 1.64 MAF below median. San Miguel-Dolores-Animas-San Juan (SMDASJ) has a 1.78 MAF departure. Upper Rio Grande and Arkansas are below median by 1.01 and 0.42 MAF, respectively. The wetter scenario at the 30 percent outlook also remains well below median across the state. Colorado Headwaters deficit is 3.53 MAF at the 30 percent outlook. The 70 and 90 percent forecasts reduce volumes further with Colorado Headwaters ranging from 4.31 to 4.80 MAF departures. Differences between outlooks are small relative to the total loss. The wetter volumetric forecasts do not return volumes to normal. Drier scenarios move lower but do not expand the range substantially, supporting limited spread across outcomes. A portion of the seasonal volume is moving through river systems ahead of the primary runoff period. Remaining snowpack entering April is well below median. Forecasts remain centered below median and are trending toward the lower exceedance range.

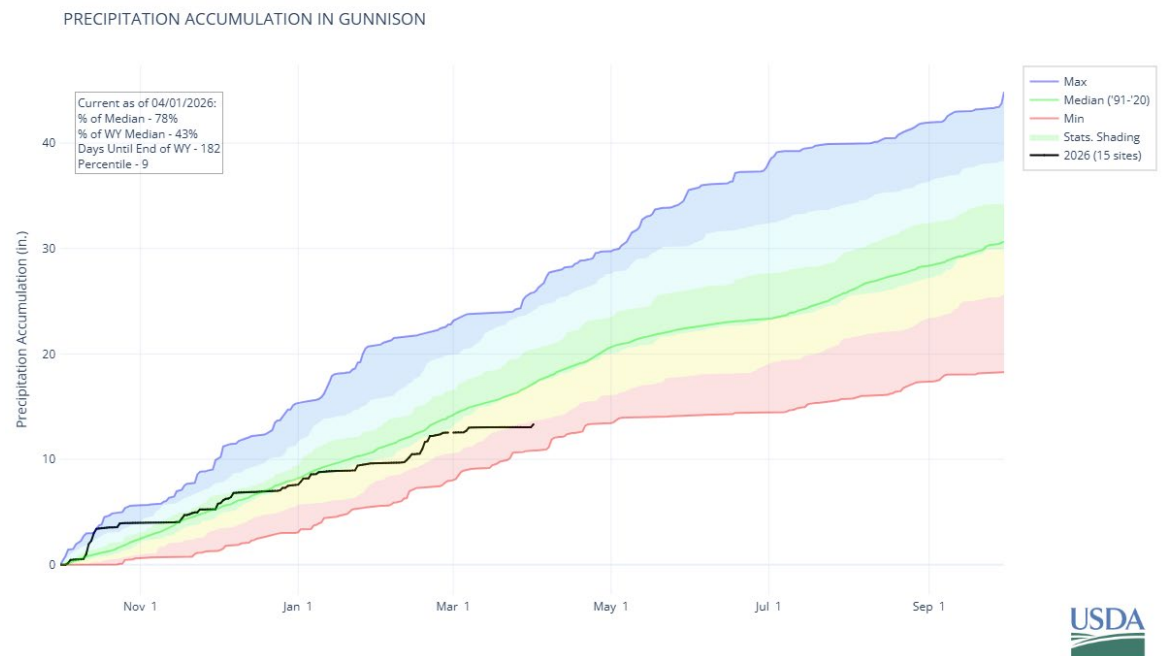
GUNNISON RIVER BASIN

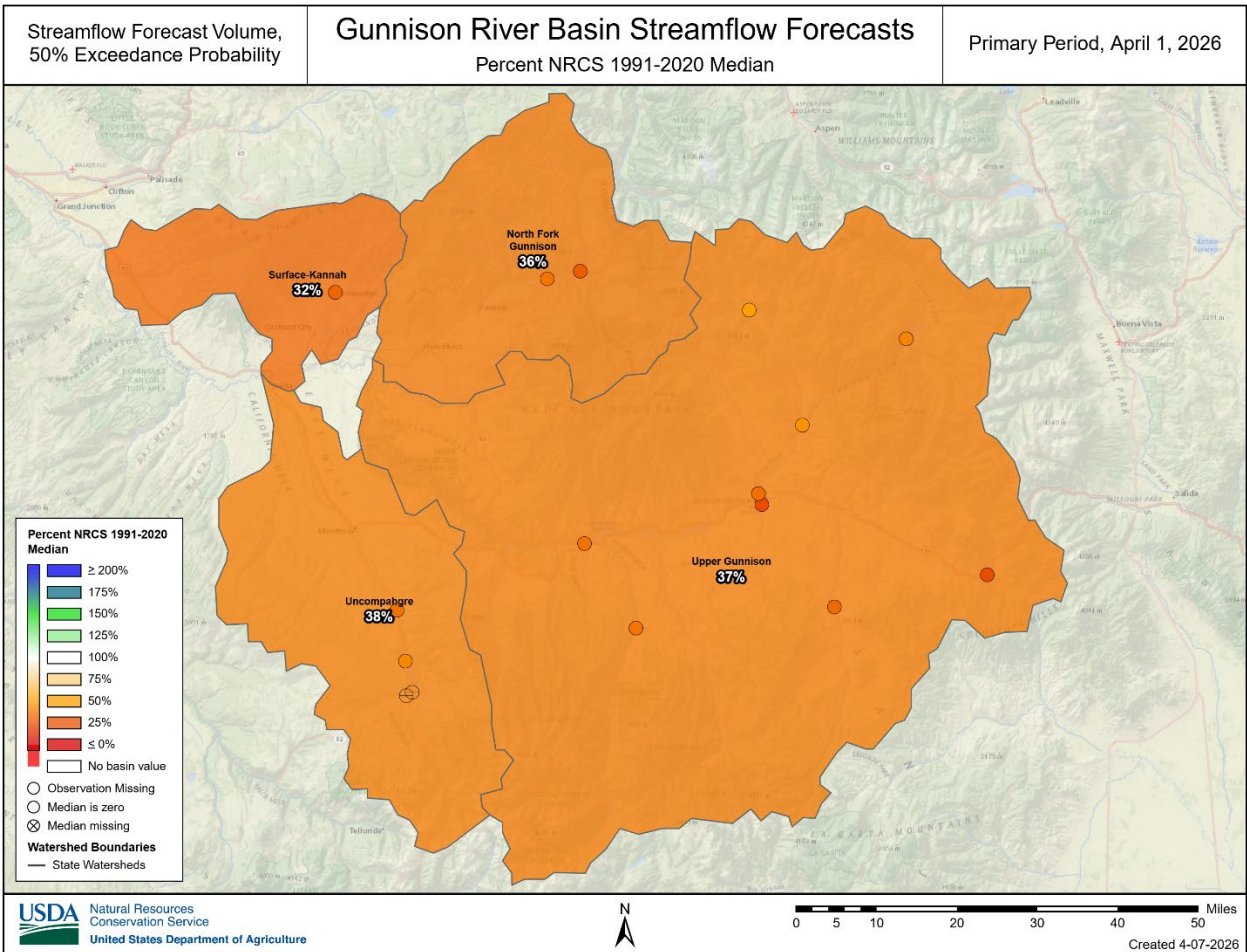
April 1, 2026

Snowpack in the Gunnison River basin is below normal at 13 percent of median. Precipitation for March was 29 percent of median which brings water year-to-date precipitation to 78 percent of median. Reservoir storage at the end of March was 88 percent of median compared to 99 percent last year. Current streamflow forecasts range from 24 percent of median at Tomichi Creek at Gunnison to 50 percent at Slate River near Crested Butte.

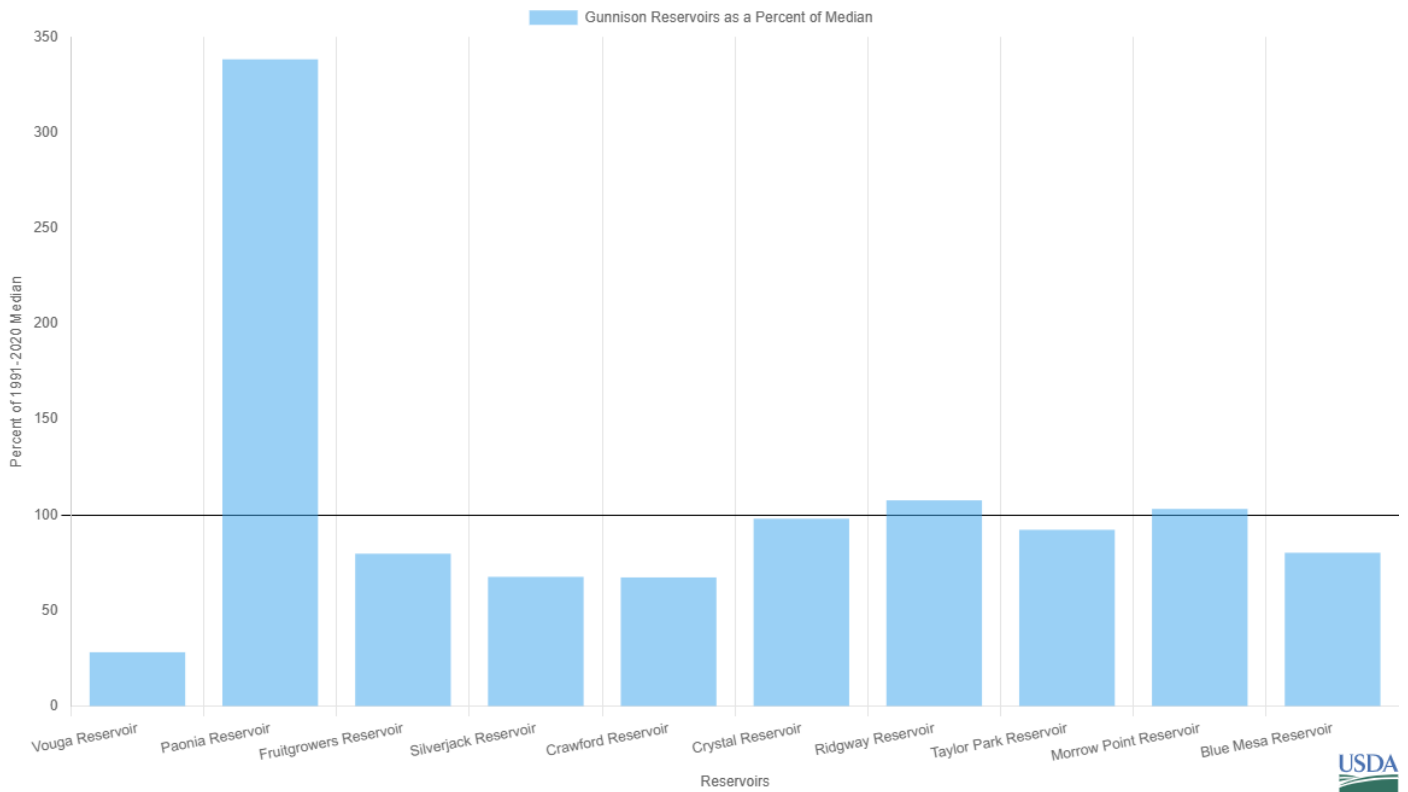


*Snow water equivalent (SWE) values are calculated using daily SNOTEL data only for the above graph. In the paragraph, SWE is calculated for the first of the month using both SNOTEL and Snow Course data.





Gunnison Reservoir Storage Summary for April 1st 2026



Watershed Snowpack Analysis April 1, 2026

Gunnison Sub-Basin Snow Data

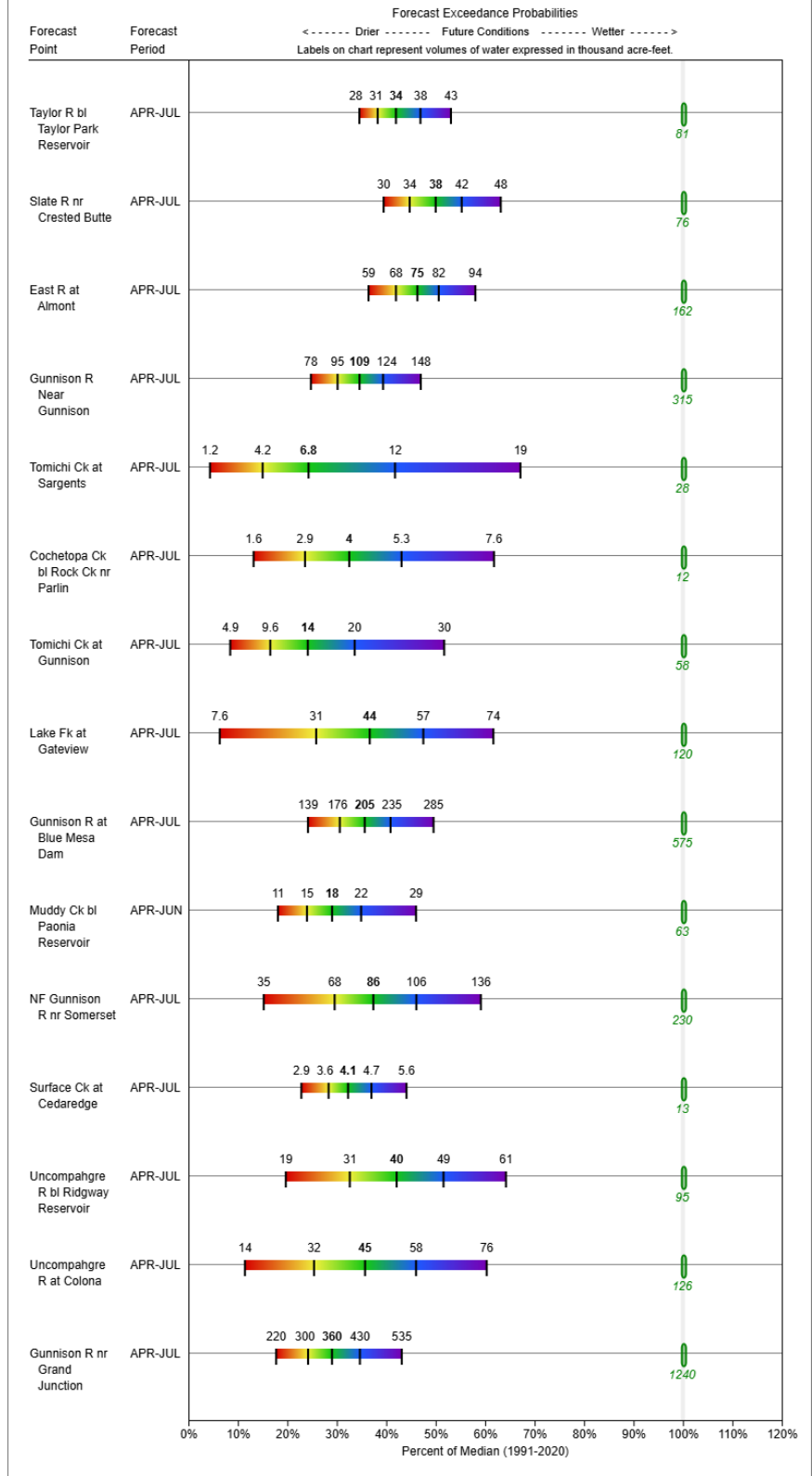
	# of Sites	% Median	Last Year % Median
Upper Gunnison	15.0	14.5	88.5
North Fork Gunnison	3.0	20.4	71.1
Surface-Kannah	3.0	21.0	72.3
Uncompahgre Plateau	1.0	0.0	58.4
Uncompahgre	3.0	10.5	90.6

Reservoir Storage End of March 2026

Gunnison Reservoir Data

	Current Storage (KAF)	LY Storage (KAF)	Median (KAF)	Percent of Median
Fruitland Reservoir	nan	nan	2.2	nan
Morrow Point Reservoir	113.37	114.73	109.8	103.3
Crawford Reservoir	5.06	7.32	7.5	67.5
Crystal Reservoir	8.44	9.18	8.6	98.1
Blue Mesa Reservoir	413.83	496.1	514.8	80.4
Taylor Park Reservoir	63.41	68.93	68.6	92.4
Vouga Reservoir	0.22	0.1	0.76	28.9
Ridgway Reservoir	73.62	72.36	68.3	107.8
Paonia Reservoir	8.46	6.41	2.5	338.4
Fruitgrowers Reservoir	3.04	2.64	3.8	80.0
Silverjack Reservoir	3.25	1.13	4.8	67.7

GUNNISON
Water Supply Forecasts
April 1, 2026



Legend

95% or 90% Exceedance 70% Exceedance 50% Exceedance 30% Exceedance 10% or 5% Exceedance

There is a 95%/90% chance that flows will exceed this volume There is a 70% chance that flows will exceed this volume There is a 50% chance that flows will exceed this volume There is a 30% chance that flows will exceed this volume There is a 10%/5% chance that flows will exceed this volume

When selected, the following historic streamflow values and statistics will be shown.

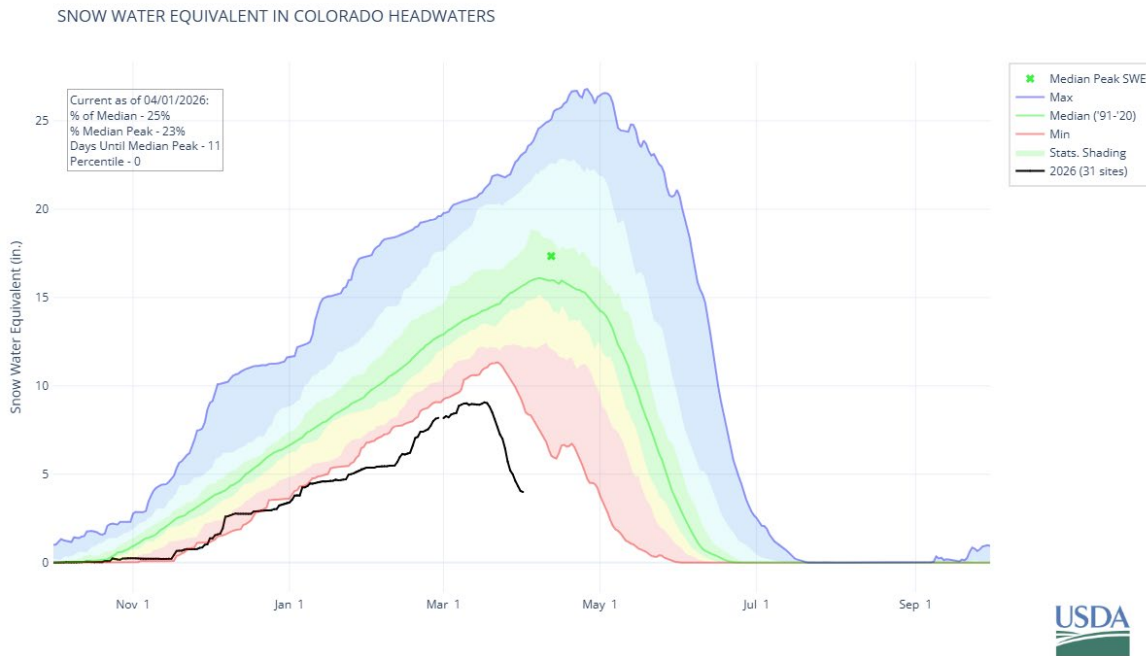
Period of Record Minimum Streamflow KAF (Year) 1991-2020 Normal Streamflow KAF Observed Streamflow KAF Period of Record Maximum Streamflow KAF (Year)

Some forecasts may be for volumes that are regulated or influenced by diversions and water management.

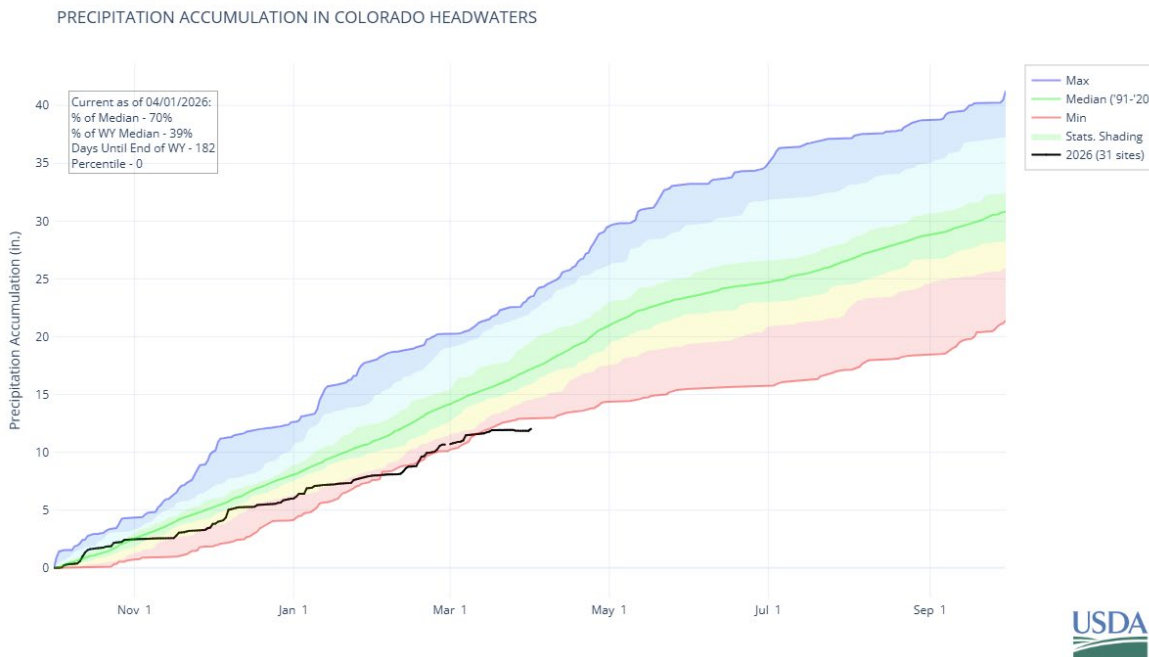
COLORADO HEADWATERS RIVER BASIN

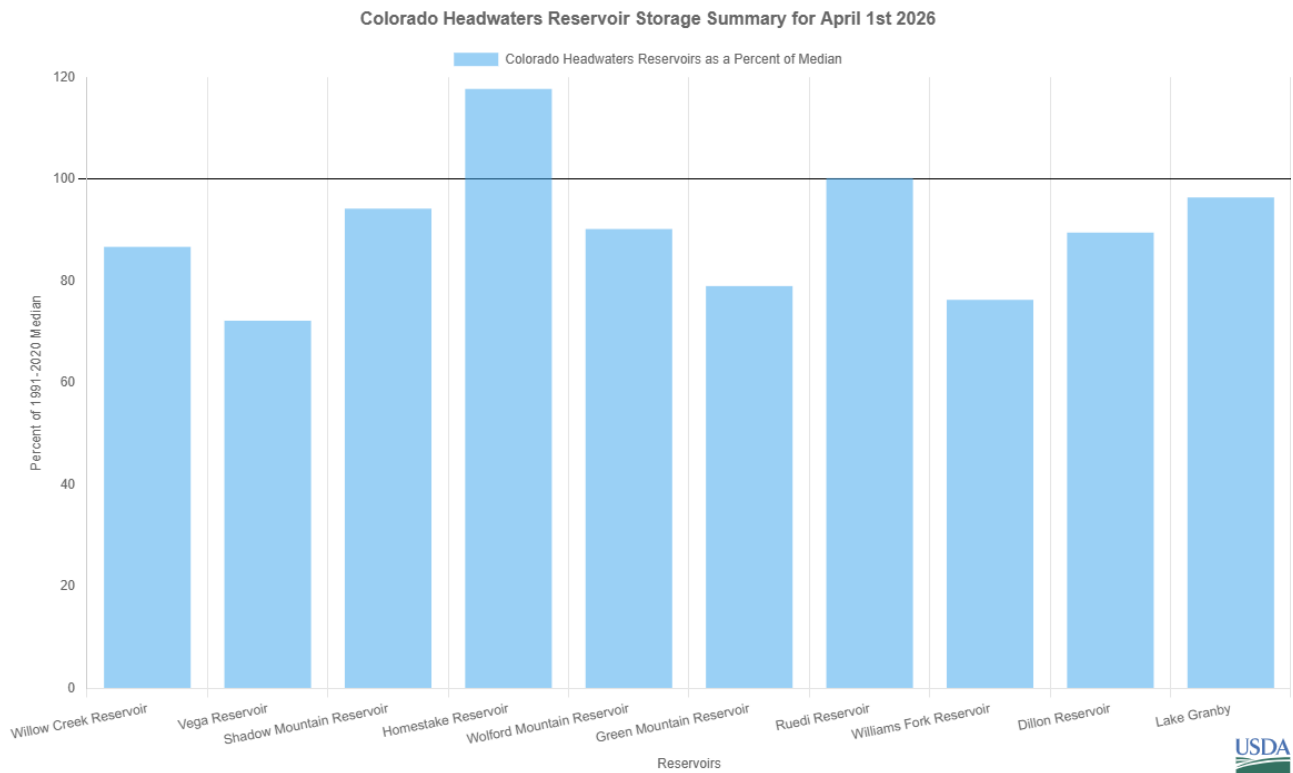
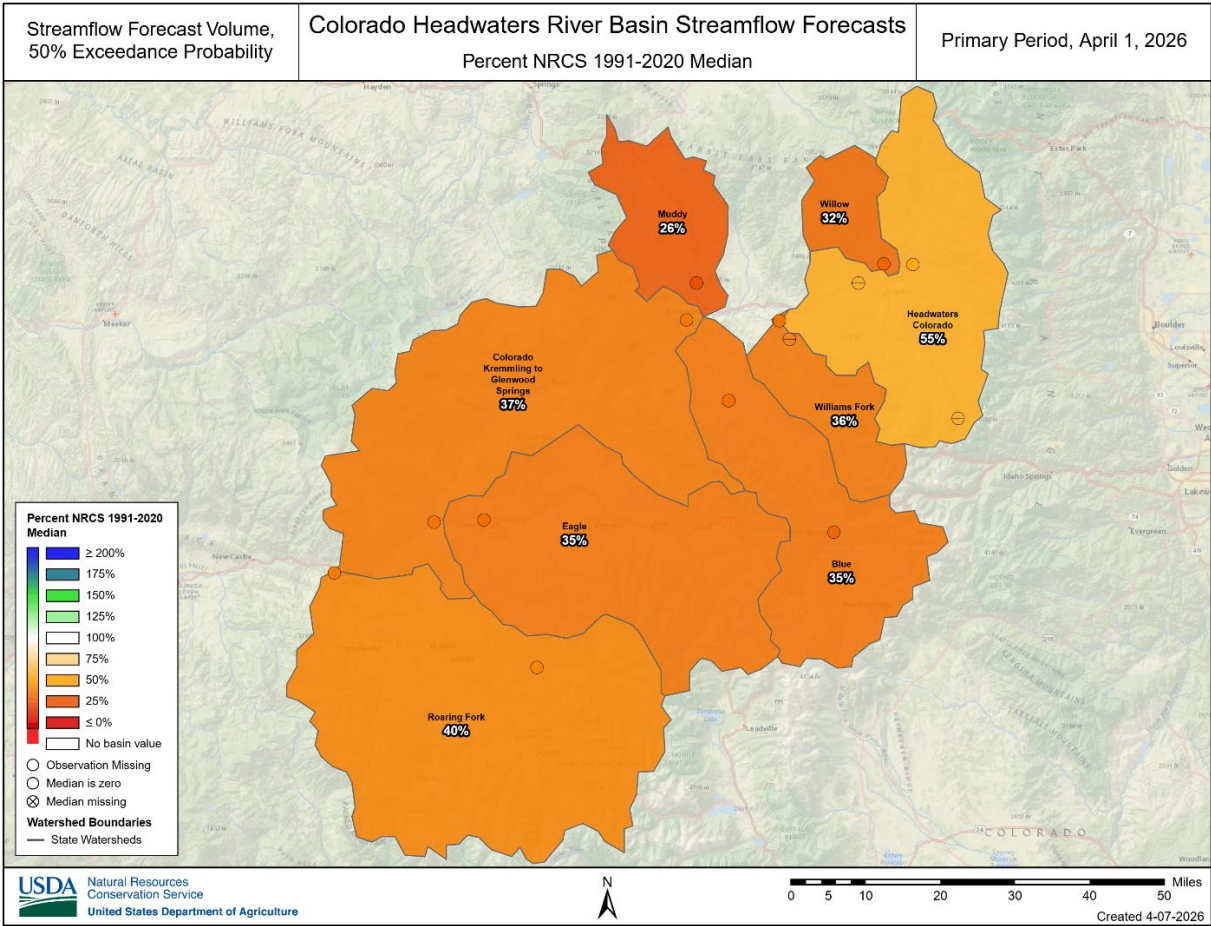
April 1, 2026

Snowpack in the Colorado Headwaters River basin is below normal at 24 percent of the median. Precipitation for March was 45 percent of median which brings water year-to-date precipitation to 70 percent of median. Reservoir storage at the end of March was 92 percent of median compared to 99 percent last year. Current streamflow forecasts range from 26 percent of median at Muddy Creek below Wolford Mountain Reservoir to 55 percent of median at Colorado River below Lake Granby.



*Snow water equivalent (SWE) values are calculated using daily SNOTEL data only for the above graph. In the paragraph SWE is calculated for the first of the month using both SNOTEL and Snow Course data.





Watershed Snowpack Analysis April 1, 2026

Colorado Headwaters Sub-Basin Snow Data

	# of Sites	% Median	Last Year % Median
Willow	4.0	18.8	90.9
Headwaters Colorado	10.0	34.4	112.6
Williams Fork	4.0	12.8	103.9
Troublesome	2.0	27.5	89.9
Muddy	4.0	18.8	106.4
Colorado-Kremmling to Glenwood Springs	5.0	30.9	93.0
Blue	8.0	33.1	112.2
Eagle	8.0	19.8	91.3
Roaring Fork	11.0	23.6	88.3
Plateau	4.0	18.2	69.8

Reservoir Storage End of March 2026

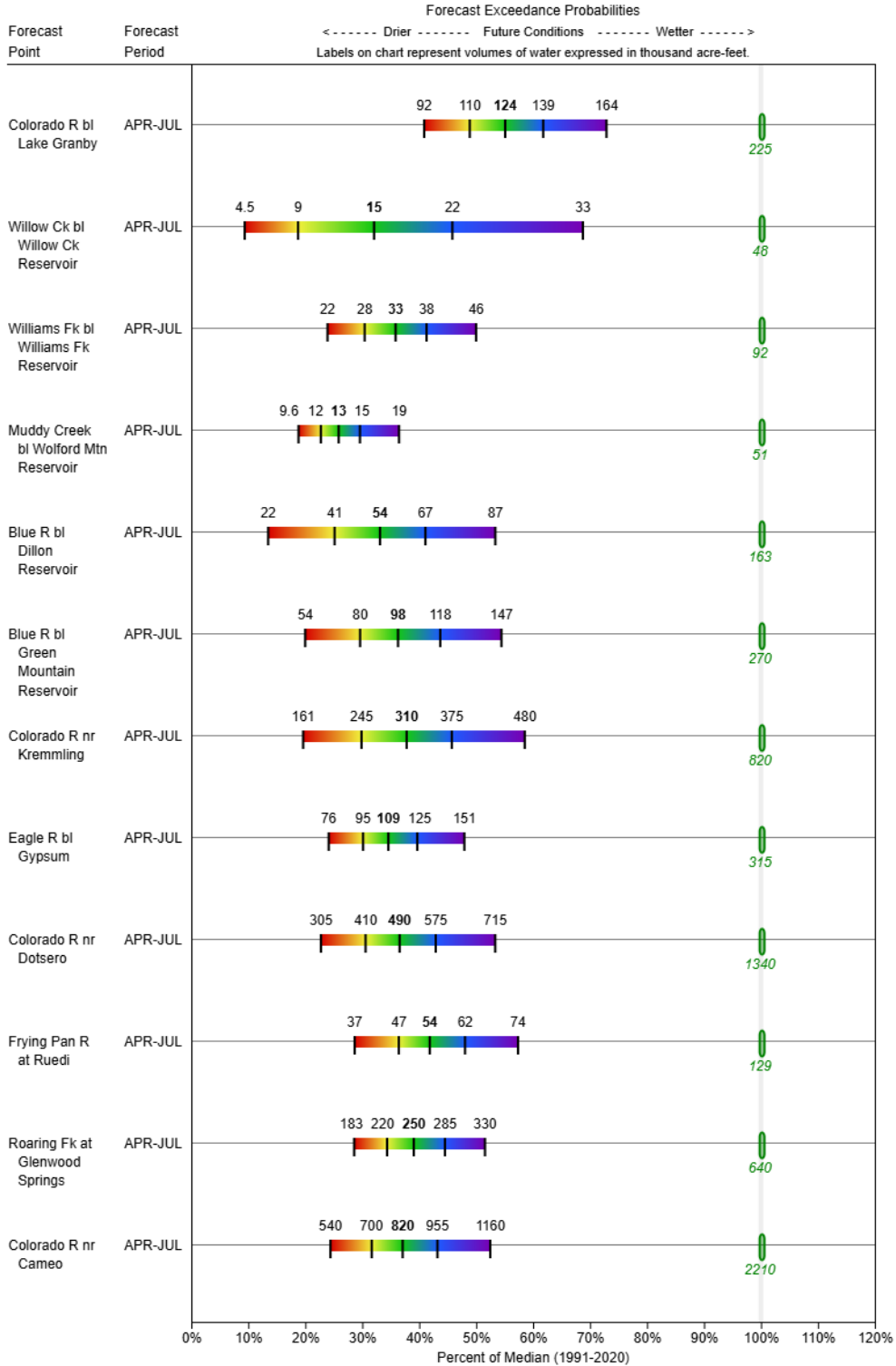
Colorado Headwaters Reservoir Data

	Current Storage (KAF)	LY Storage (KAF)	Median (KAF)	Percent of Median
Dillon Reservoir	189.27	198.48	211.4	89.5
Green Mountain Reservoir	48.77	54.26	61.7	79.0
Williams Fork Reservoir	52.36	67.88	68.6	76.3
Lake Granby	259.23	270.46	268.9	96.4
Homestake Reservoir	30.24	32.98	25.7	117.7
Shadow Mountain Reservoir	16.29	16.4	17.3	94.2
Vega Reservoir	9.9	12.86	13.7	72.3
Ruedi Reservoir	65.71	69.36	65.6	100.2
Wolford Mountain Reservoir	43.91	53.03	48.7	90.2
Willow Creek Reservoir	6.16	5.07	7.1	86.8

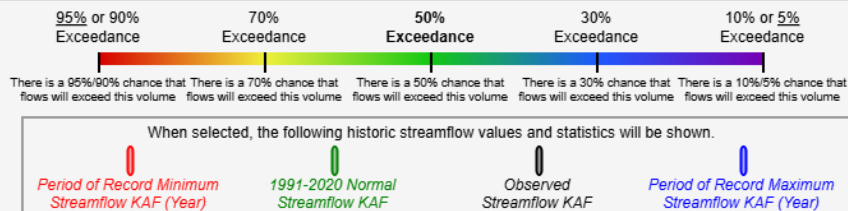
COLORADO HEADWATERS

Water Supply Forecasts

April 1, 2026



Legend

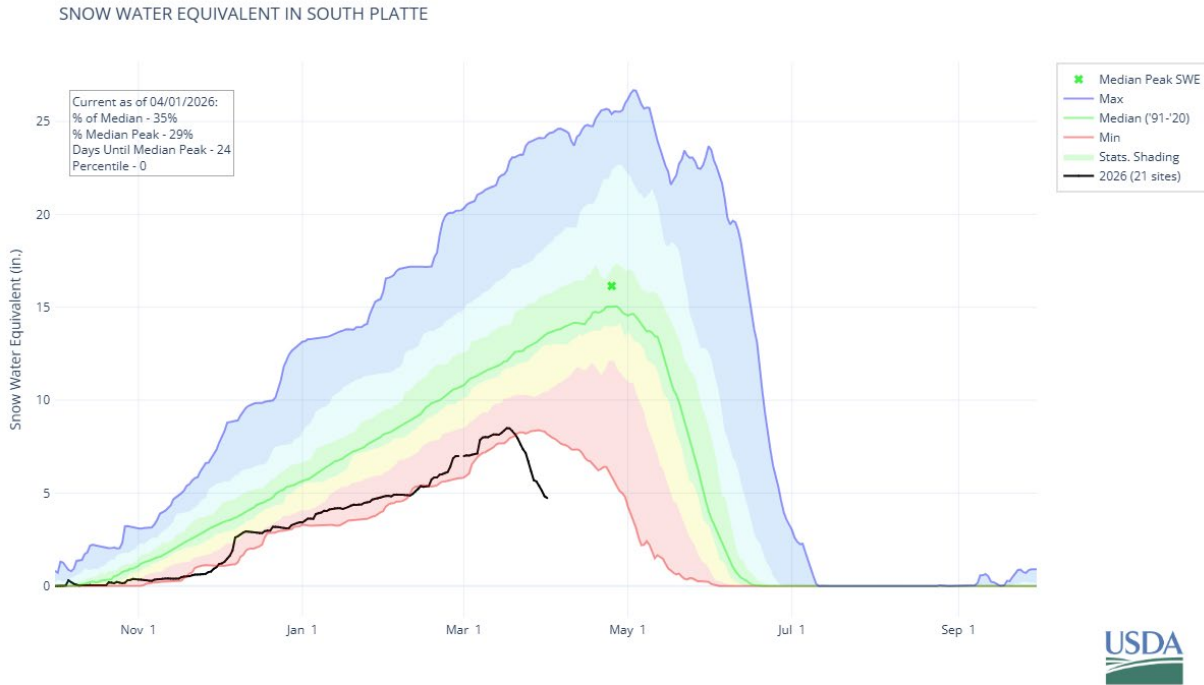


Some forecasts may be for volumes that are regulated or influenced by diversions and water management.

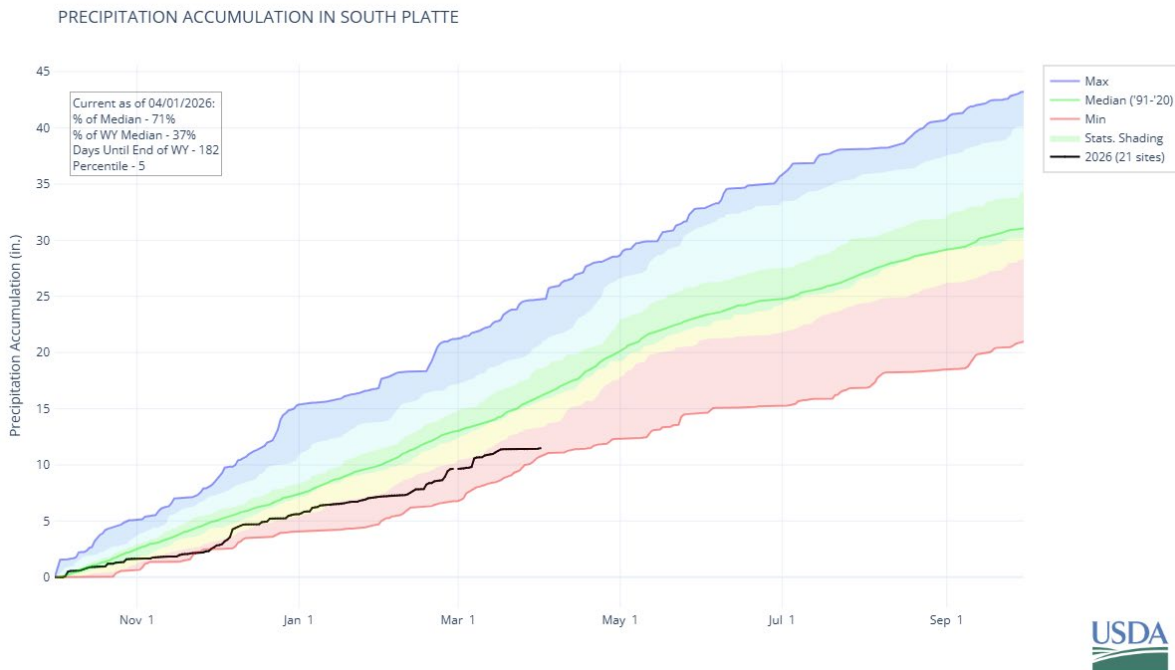
SOUTH PLATTE RIVER BASIN

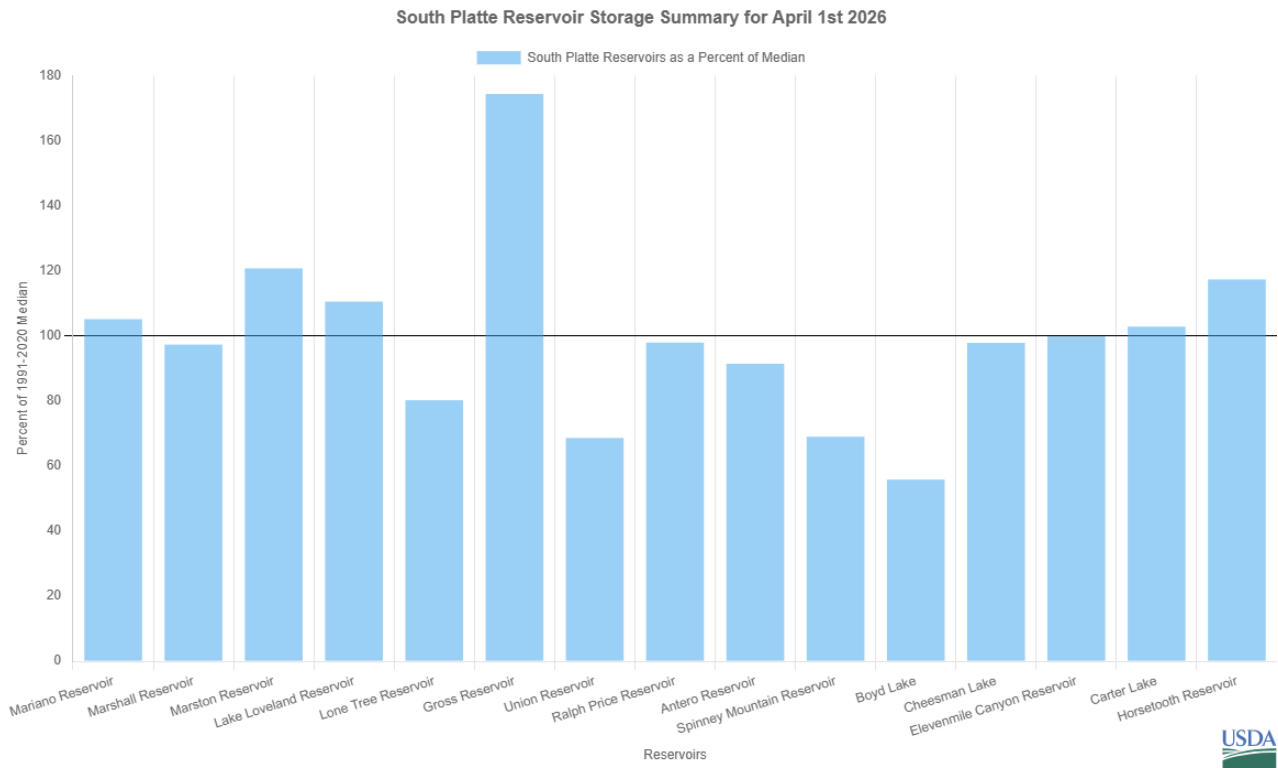
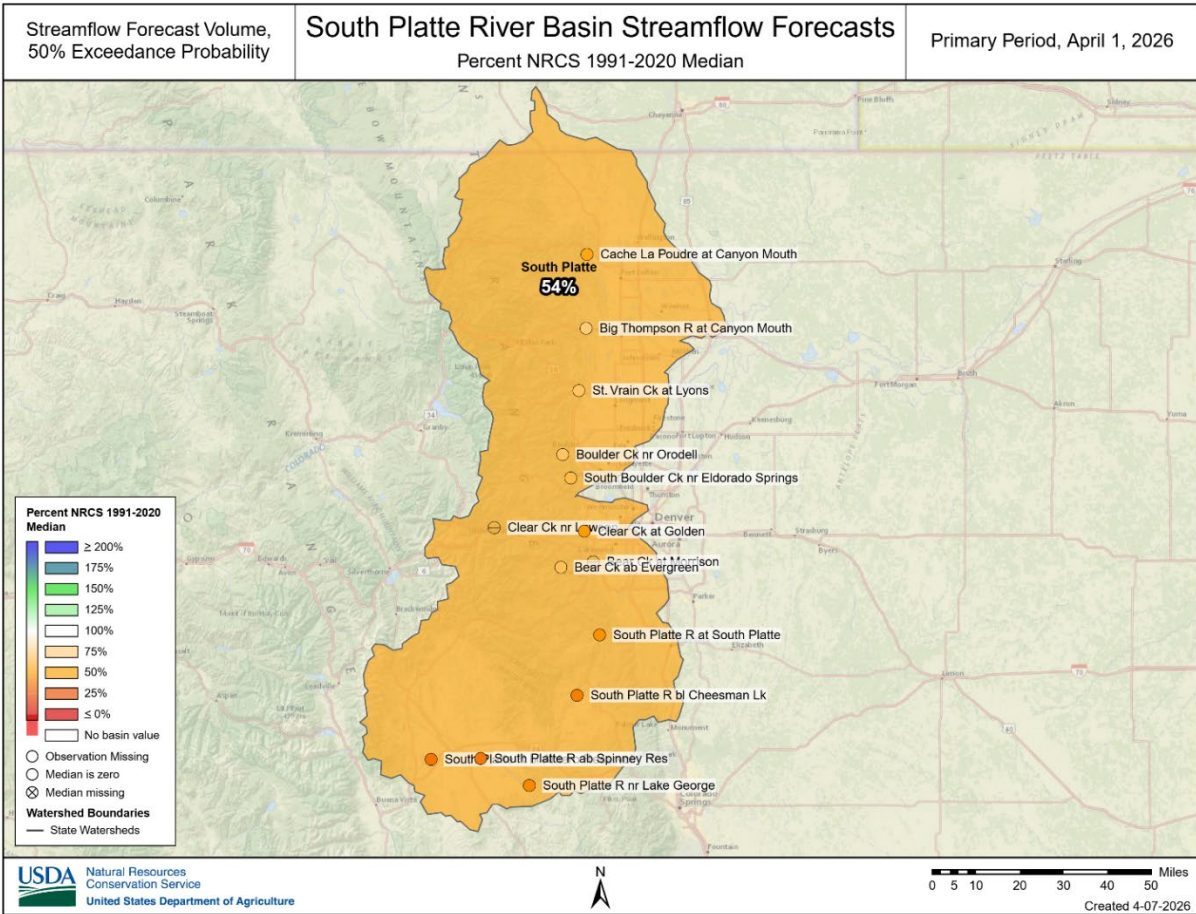
April 1, 2026

Snowpack in the South Platte River basin is below normal at 29 percent of median. Precipitation for March was 61 percent of median which brings water year-to-date precipitation to 71 percent of median. Reservoir storage at the end of March was 100 percent of median compared to 67 percent last year. Current streamflow forecasts range from 37 percent of median at South Platte River below Antero Reservoir to 74 percent of median at St. Vrain Creek at Lyons.



*Snow water equivalent (SWE) values are calculated using daily SNOTEL data only for the above graph. In the paragraph SWE is calculated for the first of the month using both SNOTEL and Snow Course data.





*At the time of publishing, end-of-month reservoir water storage data had not yet been reported for 9 out of 23 reservoirs in the South Platte basin and the data will be updated on our website as soon as it is available.

Watershed Snowpack Analysis April 1, 2026

South Platte Sub-Basin Snow Data

	# of Sites	% Median	Last Year % Median
Upper South Platte	15.0	17.8	83.2
Clear	5.0	35.4	108.6
Saint Vrain	5.0	27.7	88.7
Boulder	6.0	35.1	100.9
Big Thompson	7.0	36.9	98.2
Cache La Poudre	12.0	29.8	103.1
North Fork Cache La Poudre	4.0	23.8	104.9

South Platte Reservoir Storage End of March 2026

South Platte Reservoir Data

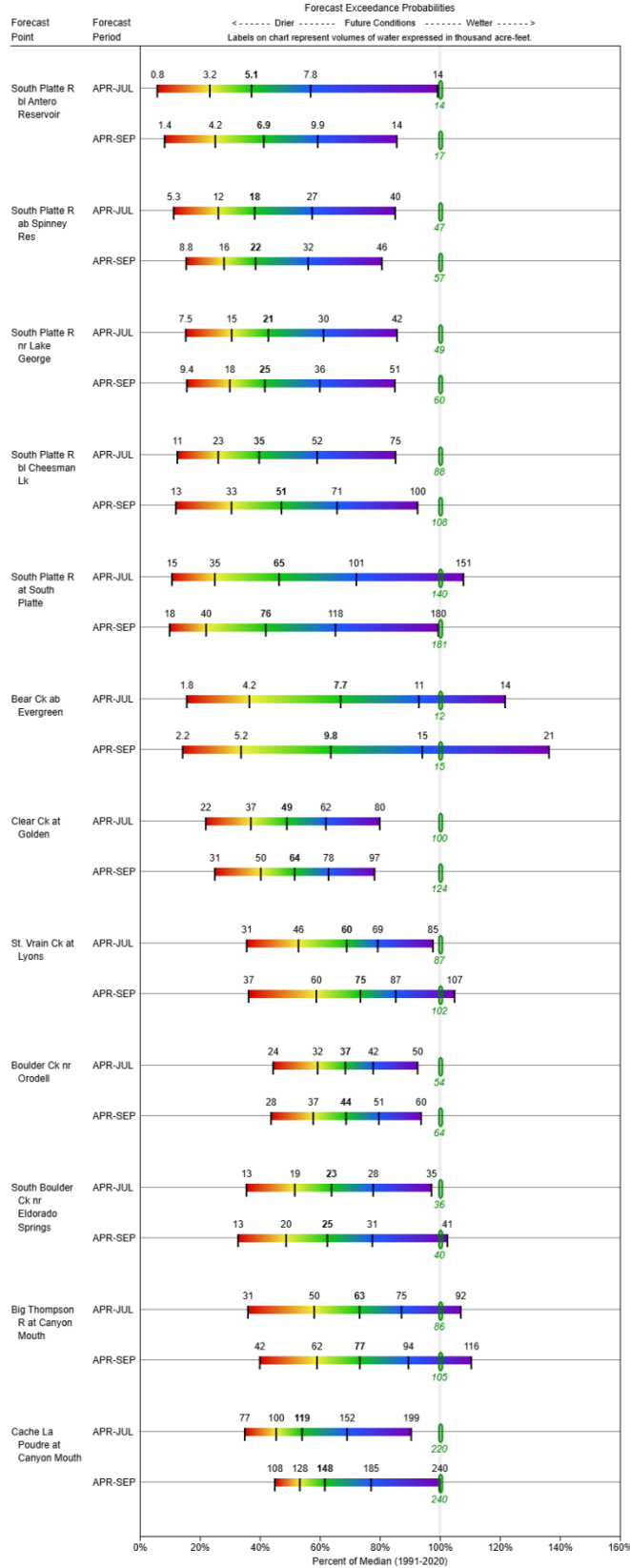
	Current Storage (KAF)	LY Storage (KAF)	Median (KAF)	Percent of Median
Marston Reservoir	8.93	9.9	7.4	120.7
Antero Reservoir	18.01	18.98	19.7	91.4
Elevenmile Canyon Reservoir	99.28	99.52	99.5	99.8
Cache La Poudre	nan	-0.4	9.4	nan
Carter Lake	104.44	107.04	101.6	102.8
Windsor Reservoir	nan	0.0	12.9	nan
Lone Tree Reservoir	6.1	6.8	7.6	80.3
Cobb Lake	nan	0.0	14.3	nan
Boyd Lake	17.52	28.12	31.4	55.8
Chambers Lake	nan	0.0	3.6	nan
Black Hollow Reservoir	nan	-1.0	3.0	nan
Marshall Reservoir	6.71	6.67	6.9	97.2
Union Reservoir	7.62	6.36	11.1	68.6
Fossil Creek Reservoir	nan	-0.2	9.5	nan
Spinney Mountain Reservoir	21.32	26.61	30.9	69.0
Halligan Reservoir	nan	5.59	4.6	nan
Lake Loveland Reservoir	8.18	-0.24	7.4	110.5
Horsetooth Reservoir	140.47	-7.0	119.8	117.3
Terry Reservoir	nan	4.82	5.3	nan
Cheesman Lake	62.96	70.52	64.4	97.8
Ralph Price Reservoir	12.44	11.53	12.7	98.0
Mariano Reservoir	4.1	2.72	3.9	105.1
Gross Reservoir	17.6	3.69	10.1	174.3

Eastern South Platte Reservoir Storage End of March 2026

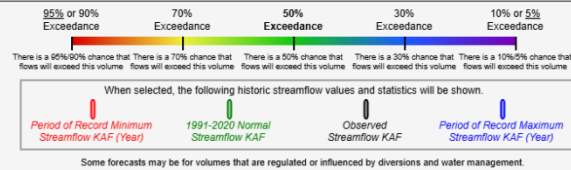
Eastern South Platte Reservoir Data

	Current Storage (KAF)	LY Storage (KAF)	Median (KAF)	Percent of Median
Jackson Lake Reservoir	26.27	25.73	25.9	101.4
Riverside Reservoir	55.39	55.84	55.4	100.0
Barr Lake	26.51	24.07	28.9	91.7
Horsecreek Reservoir	4.88	7.85	14.2	34.4
Standley Reservoir	37.41	34.3	38.2	97.9
Empire Reservoir	32.25	32.59	33.7	95.7
Prewitt Reservoir	26.01	23.79	22.5	115.6
Julesburg Reservoir	17.61	20.5	20.5	85.9
Point Of Rocks Reservoir	68.58	70.16	68.4	100.3
Milton Reservoir	21.7	21.23	21.2	102.4

SOUTH PLATTE
Water Supply Forecasts
April 1, 2026



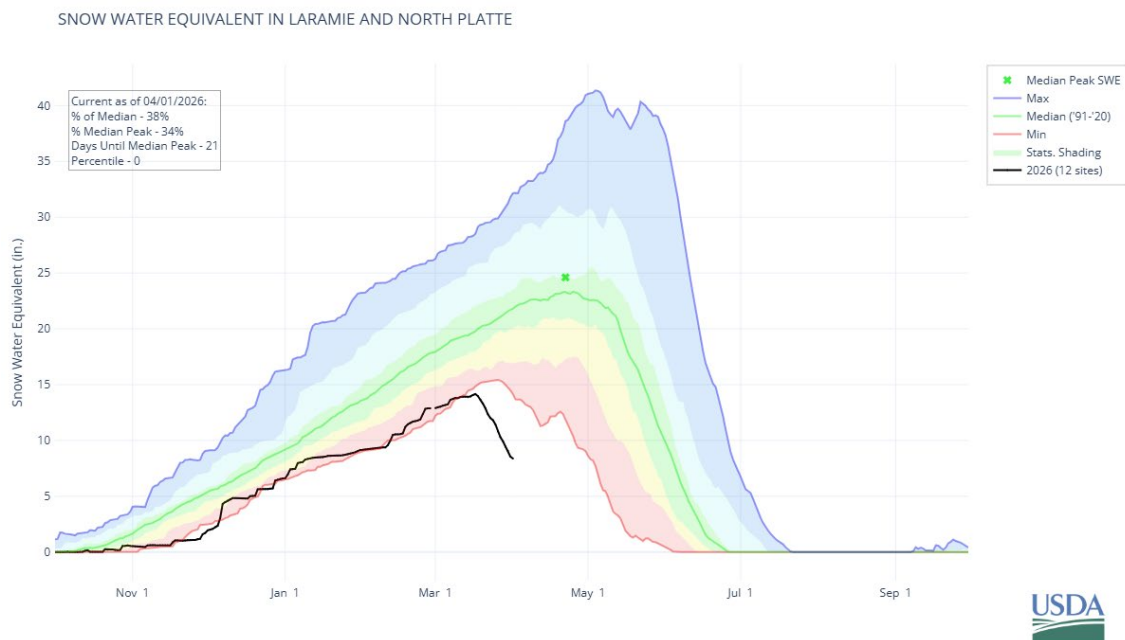
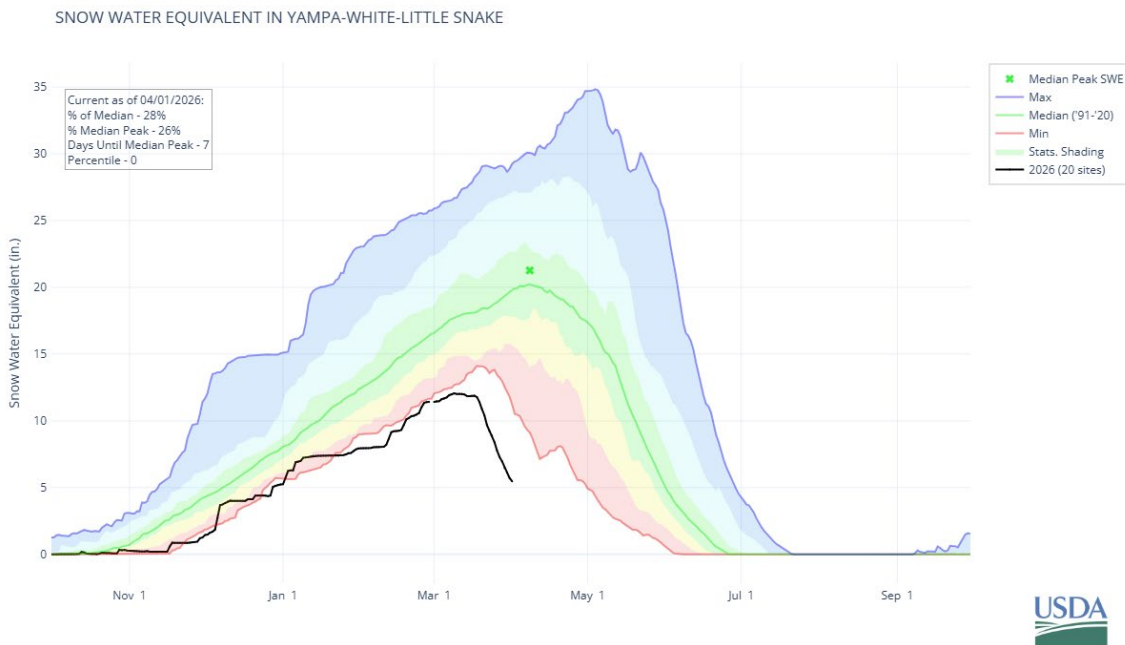
Legend



YAMPA-WHITE-LITTLE SNAKE AND LARAMIE-NORTH PLATTE RIVER BASINS

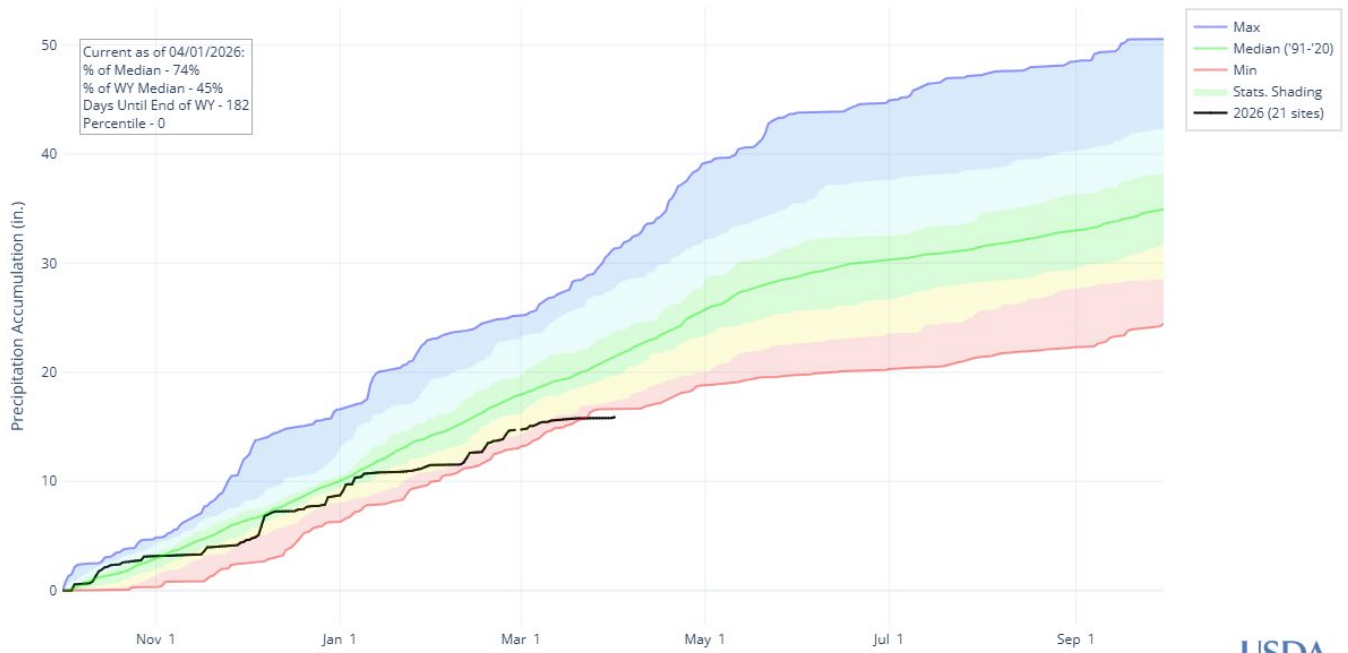
April 1, 2026

Snowpack in the Yampa-White-Little Snake and the Laramie-North Platte River basins are below normal at 27 percent and 33 percent of median. Precipitation for March was 34 percent and 42 percent of median, and water year-to-date precipitation is 74 percent and 74 percent of median, respectively. Reservoir storage at the end of February for the Yampa-White-Little Snake was 85 percent of median compared to 105 percent last year. Current streamflow forecasts range from 27 percent of median at Elkhead Creek above Long Gulch to 48 percent of median at Little Snake River near Slater.

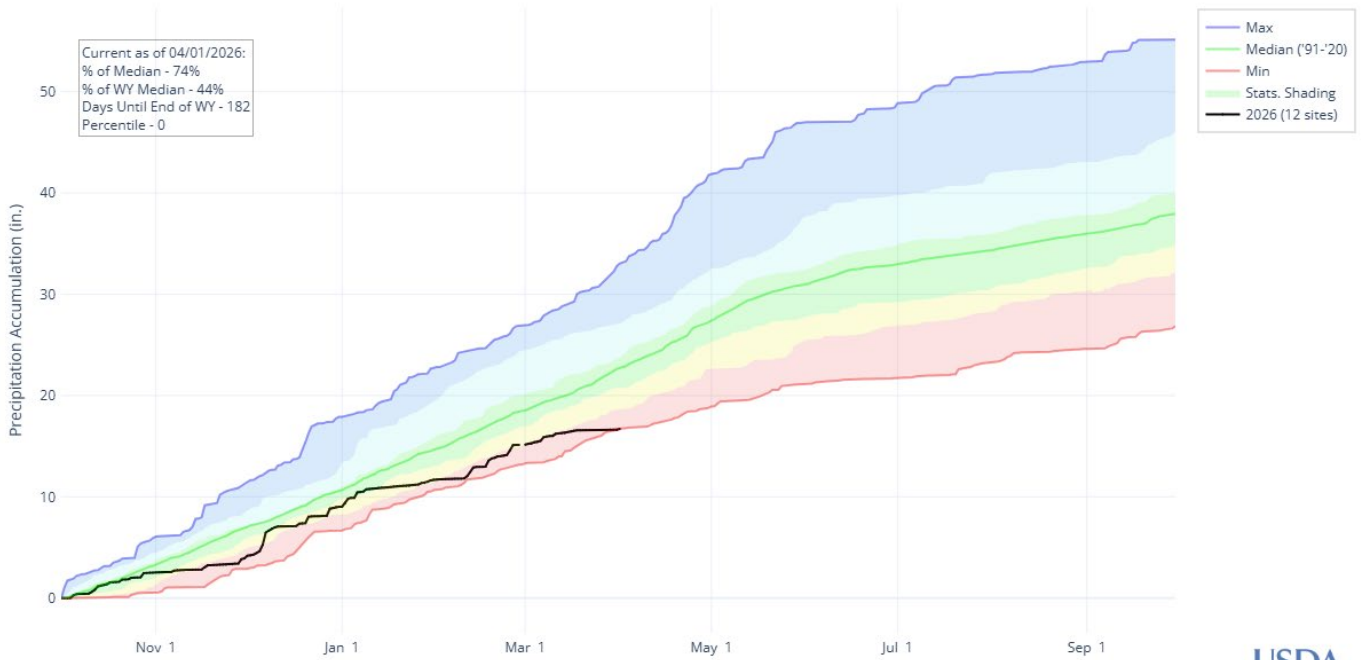


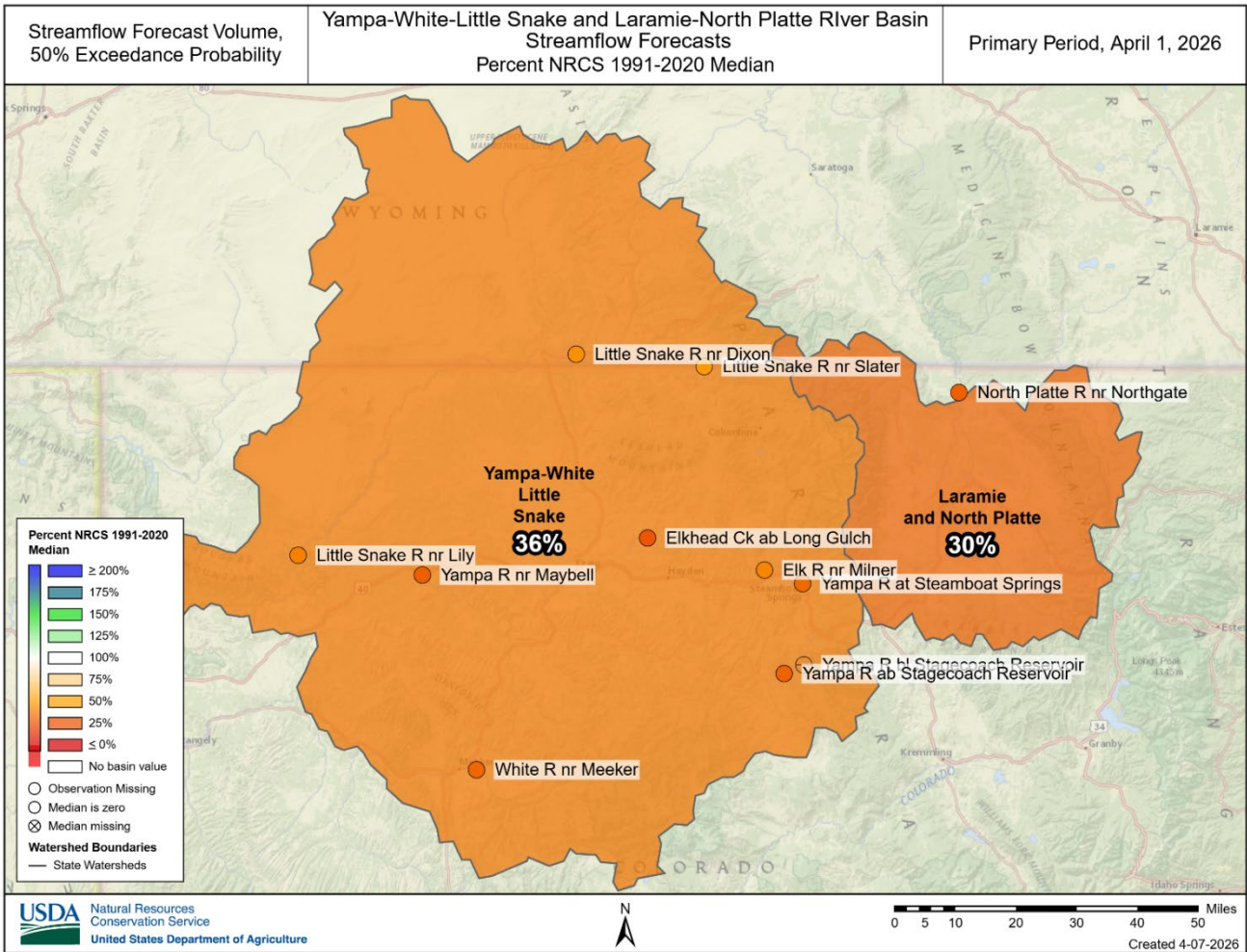
*Snow water equivalent (SWE) values are calculated using daily SNOTEL data only for the above graph. In the paragraph SWE is calculated for the first of the month using both SNOTEL and Snow Course data.

PRECIPITATION ACCUMULATION IN YAMPA-WHITE-LITTLE SNAKE

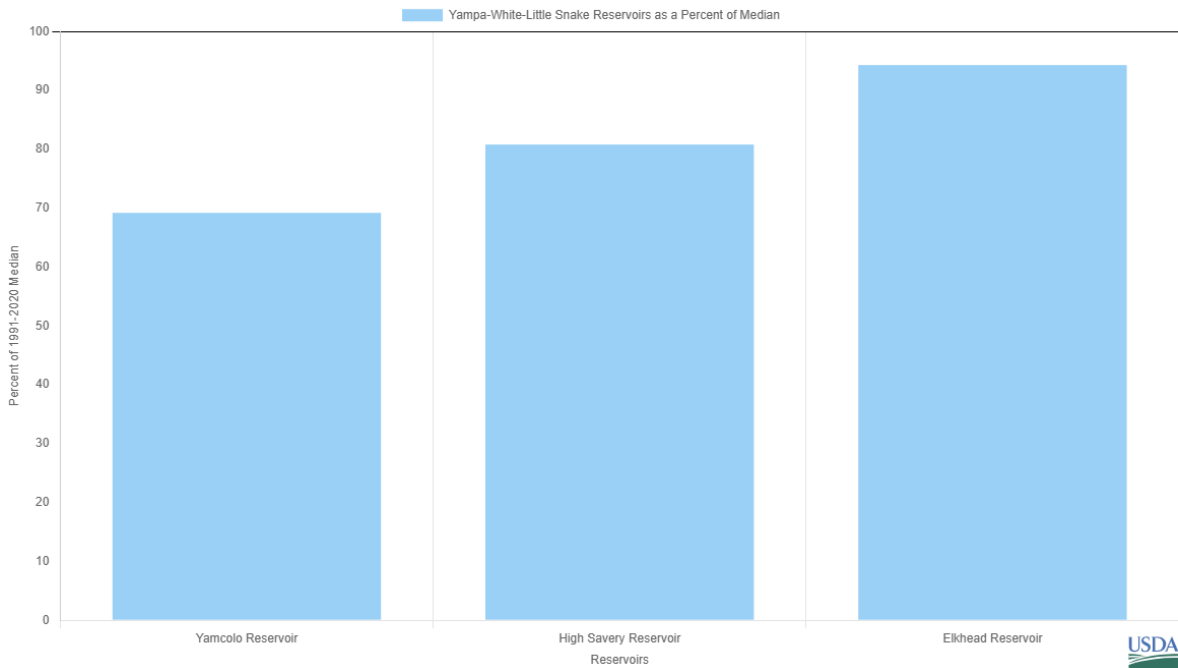


PRECIPITATION ACCUMULATION IN LARAMIE AND NORTH PLATTE





Yampa-White-Little Snake Reservoir Storage Summary for April 1st 2026



*At the time of publishing, end-of-month reservoir water storage data had not yet been reported for Stagecoach reservoir in the Yampa-White-Little Snake basin and the data will be updated on our website as soon as it is available.

**No reservoirs are currently monitored in the Laramie-North Platte combined basin.

Watershed Snowpack Analysis April 1, 2026

Yampa-White-Little Snake Sub-Basin Snow Data

	# of Sites	% Median	Last Year % Median
Yampa	10.0	22.8	98.8
Elk	2.0	19.7	86.8
Williams Fork of the Yampa	1.0	40.1	87.5
Little Snake	10.0	30.4	91.1
White	4.0	26.5	82.5

Laramie and North Platte Sub-Basin Snow Data

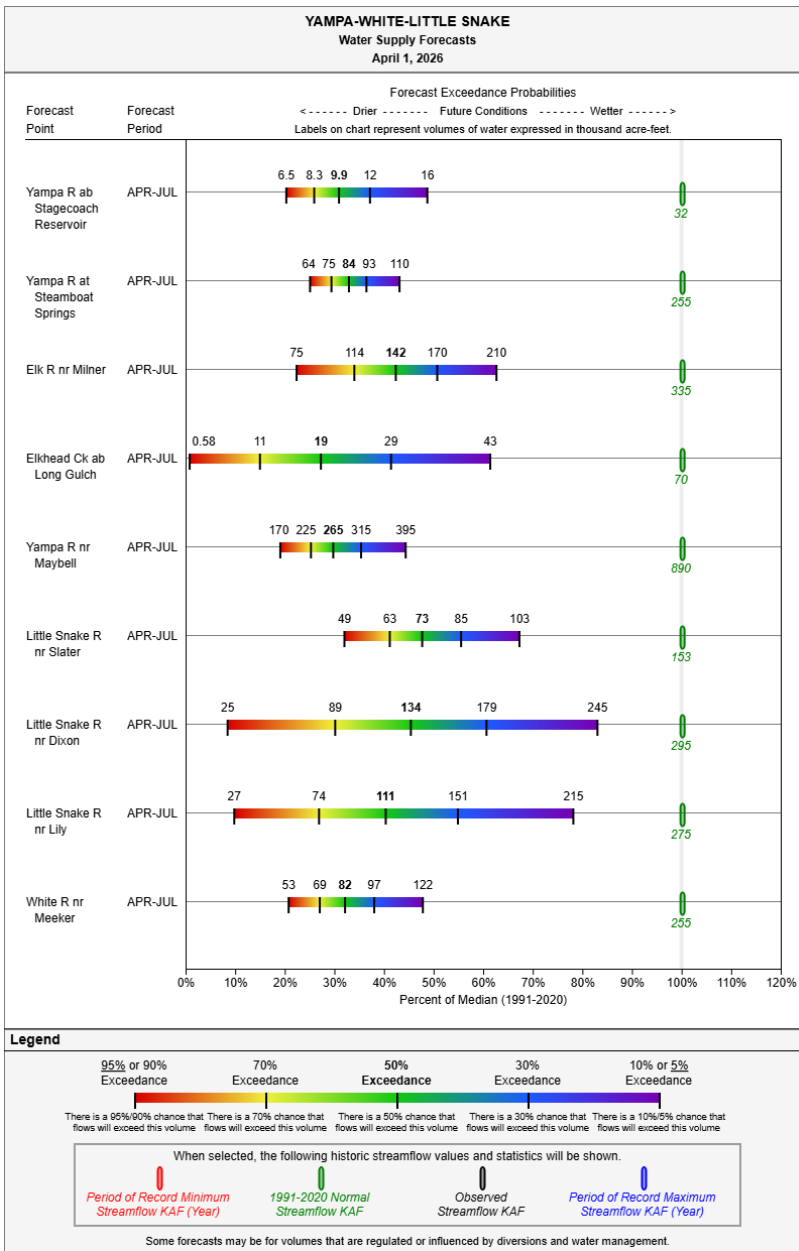
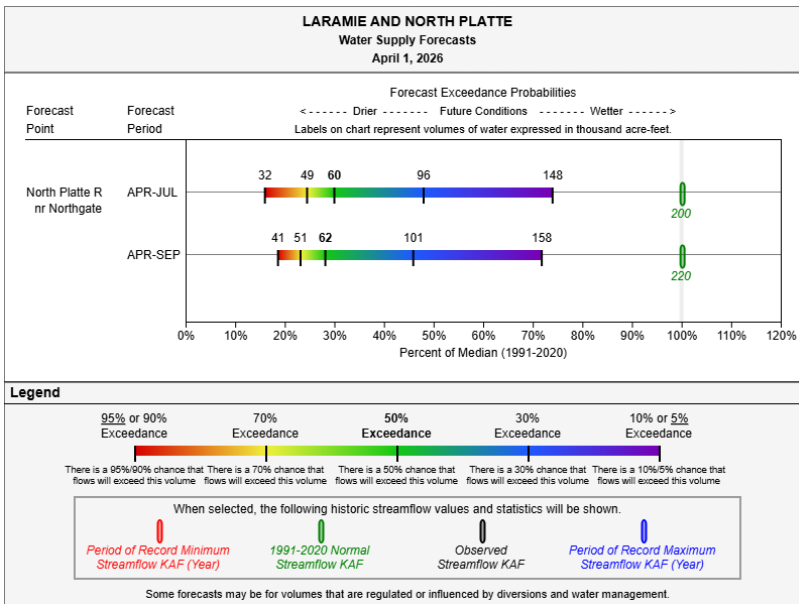
	# of Sites	% Median	Last Year % Median
North Platte Headwaters	14.0	34.9	102.1
Laramie	6.0	18.6	104.7

Reservoir Storage End of March 2026

Yampa-White-Little Snake Reservoir Data

	Current Storage (KAF)	LY Storage (KAF)	Median (KAF)	Percent of Median
Stagecoach Reservoir nr Oak Creek	nan	33.09	28.1	nan
High Savery Reservoir	9.45	12.85	11.7	80.8
Elkhead Reservoir	19.23	18.13	20.4	94.3
Yamcolo Reservoir	5.46	7.76	7.9	69.1

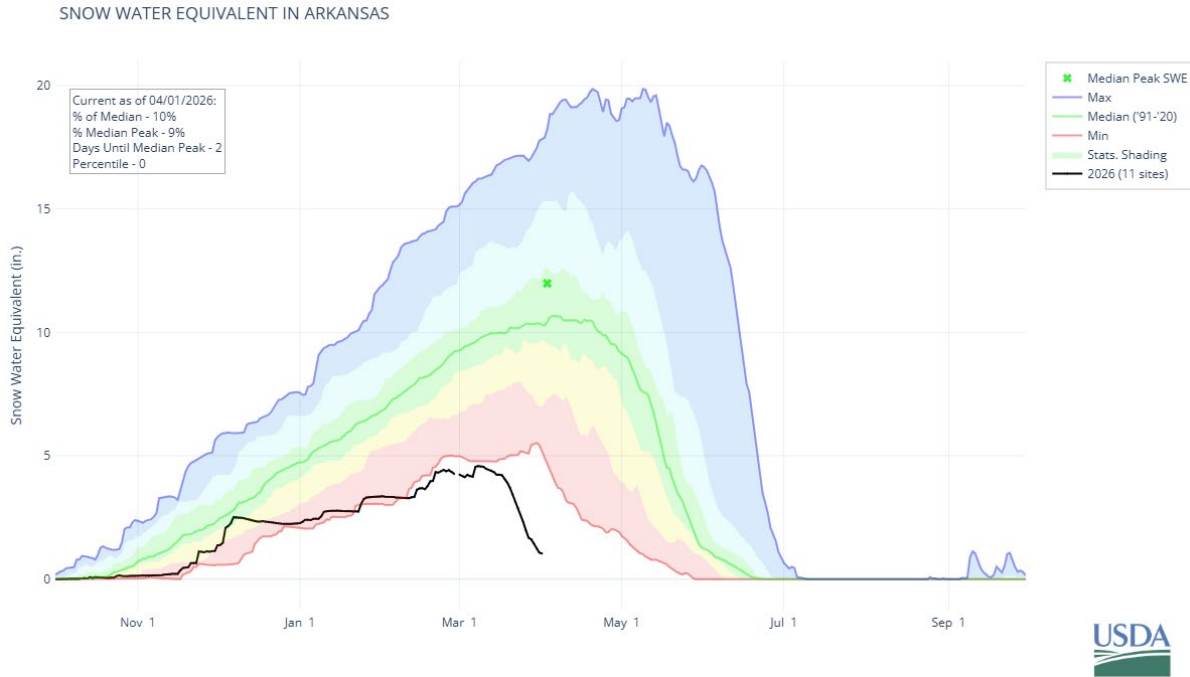
*No reservoirs are currently monitored in our database for the Laramie-North Platte combined basin.



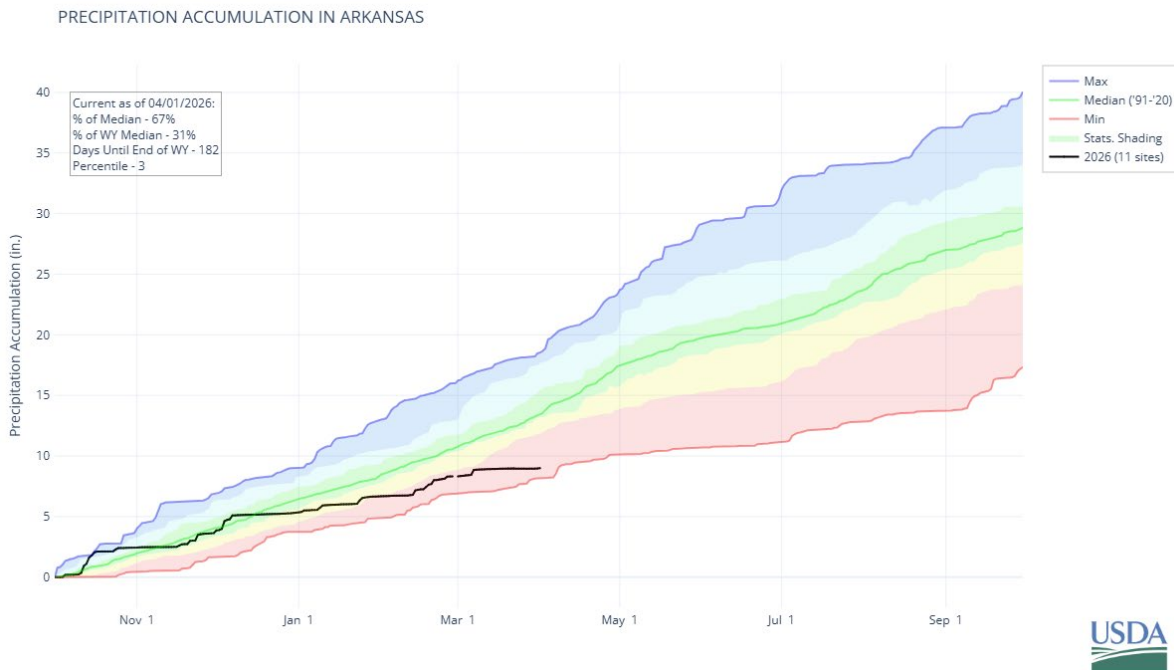
ARKANSAS RIVER BASIN

April 1, 2026

Snowpack in the Arkansas River basin is below normal at 15 percent of median. Precipitation for March was 31 percent of median which brings water year-to-date precipitation to 70 percent of median. Arkansas reservoir storage at the end of March was 99 percent of median compared to 111 percent last year. Current streamflow forecasts range from 20 percent of median at Cucharas River near La Veta to 44 percent of median at Chalk Creek near Nathrop.



*Snow water equivalent (SWE) values are calculated using daily SNOTEL data only for the above graph. In the paragraph SWE is calculated for the first of the month using both SNOTEL and Snow Course data.

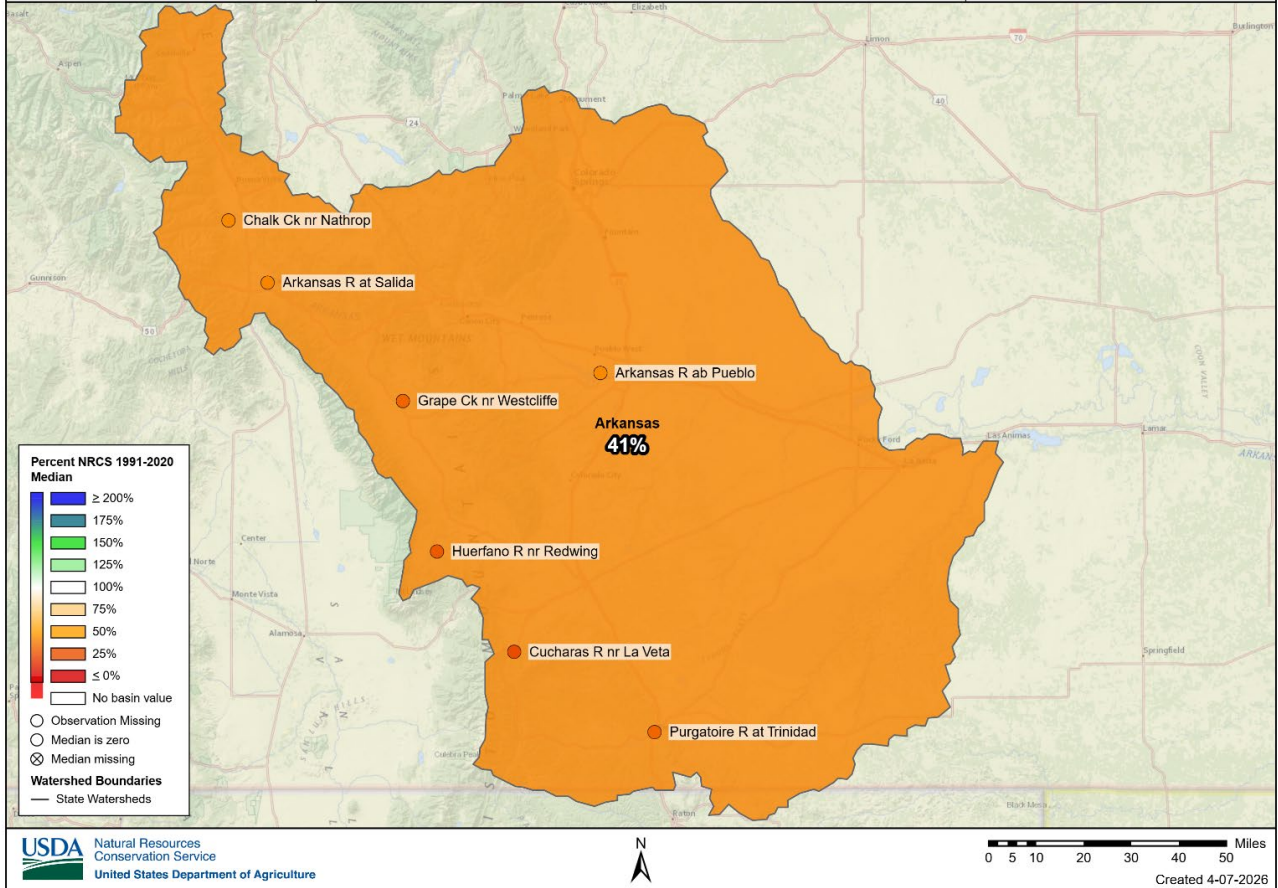


Streamflow Forecast Volume,
50% Exceedance Probability

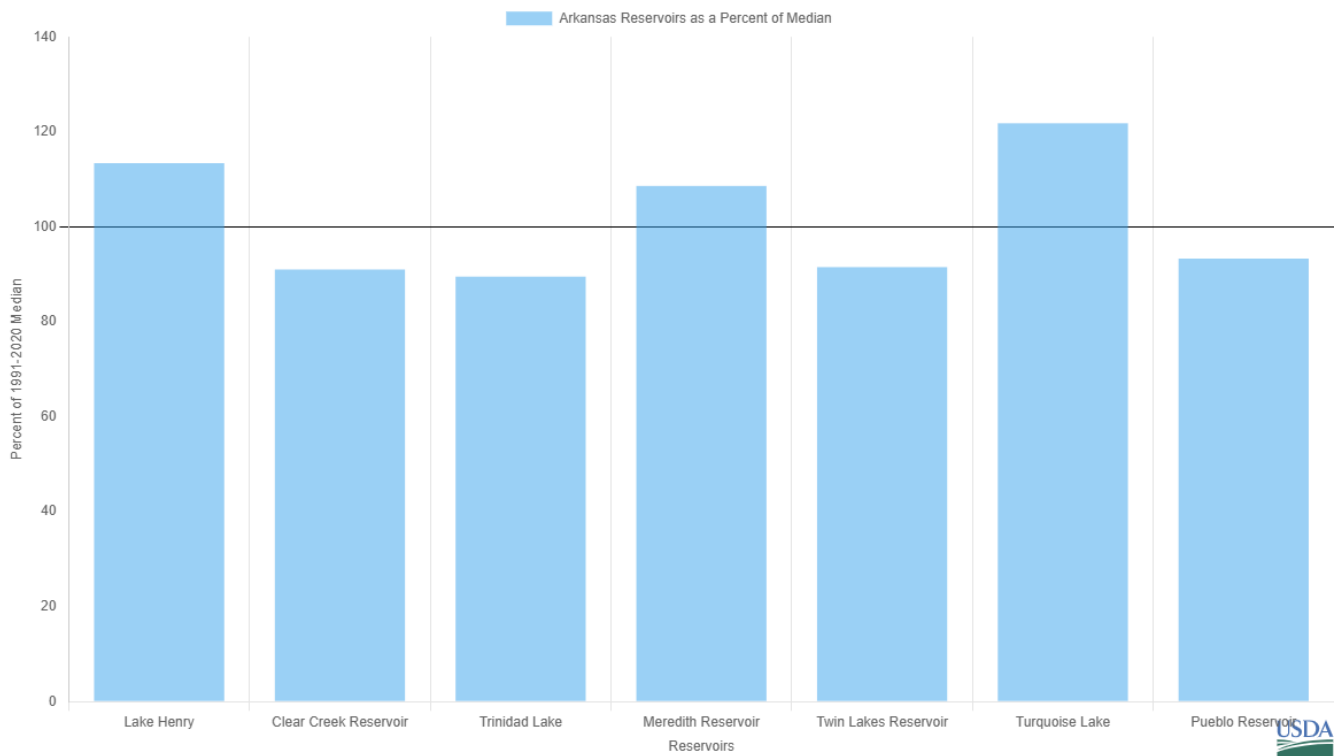
Arkansas River Basin Streamflow Forecasts

Percent NRCS 1991-2020 Median

Primary Period, April 1, 2026



Arkansas Reservoir Storage Summary for April 1st 2026



Watershed Snowpack Analysis April 1, 2026

Arkansas Sub-Basin Snow Data

	# of Sites	% Median	Last Year % Median
Upper Arkansas Headwaters	10.0	20.5	90.9
Lower Arkansas Headwaters	3.0	8.6	62.6
Cucharas and Huerfano	5.0	1.3	27.0
Apishapa	2.0	0.0	28.1
Purgatoire	3.0	0.0	30.8

Arkansas Reservoir Storage End of March 2026

Arkansas Reservoir Data

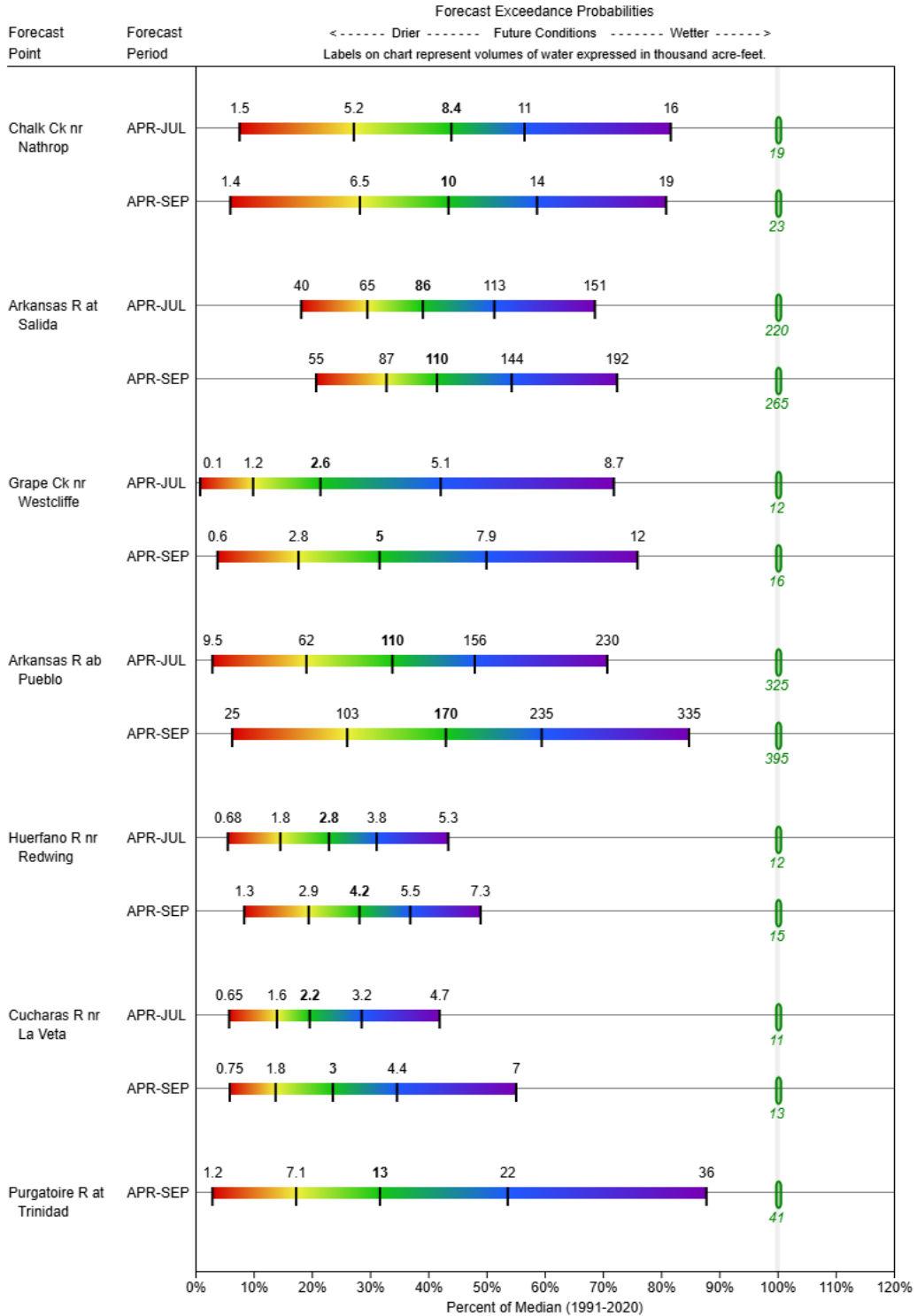
	Current Storage (KAF)	LY Storage (KAF)	Median (KAF)	Percent of Median
Clear Creek Reservoir	7.37	8.83	8.1	91.0
Meredith Reservoir	40.3	39.89	37.1	108.6
Turquoise Lake	73.07	77.35	60.0	121.8
Lake Henry	8.96	9.06	7.9	113.4
Pueblo Reservoir	214.59	250.99	230.0	93.3
Trinidad Lake	20.23	23.24	22.6	89.5
Twin Lakes Reservoir	34.87	39.41	38.1	91.5

Eastern Arkansas Reservoir Storage End of March 2026

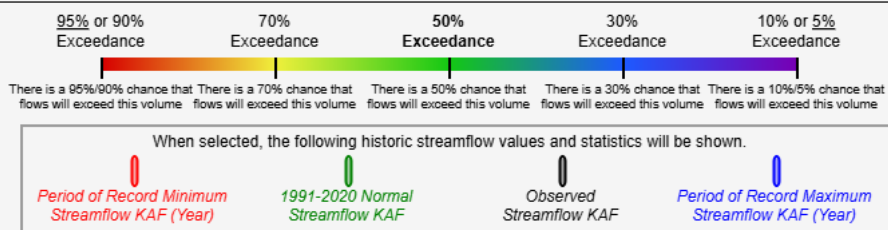
Eastern Arkansas Reservoir Data

	Current Storage (KAF)	LY Storage (KAF)	Median (KAF)	Percent of Median
Holbrook Lake	0.88	5.9	5.2	16.9
John Martin Reservoir	53.99	69.4	83.5	64.7
Adobe Creek Reservoir	34.18	49.41	47.9	71.4
Horse Creek Reservoir	nan	0.0	1.91	nan

ARKANSAS
Water Supply Forecasts
April 1, 2026



Legend

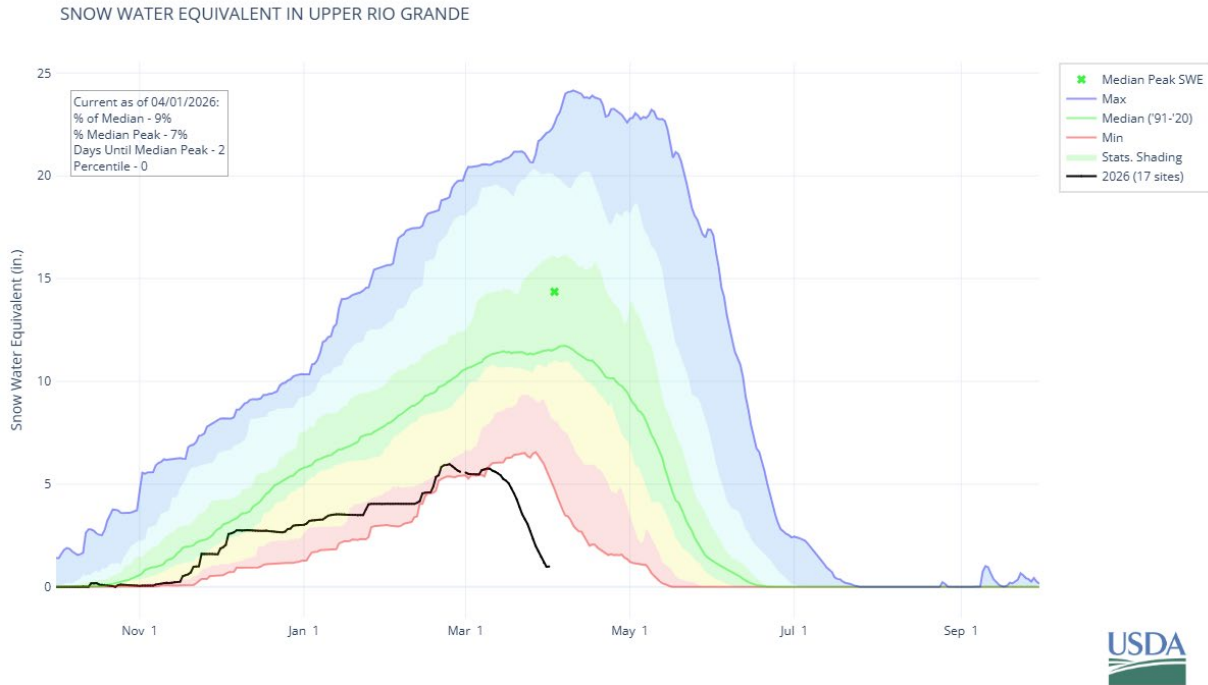


Some forecasts may be for volumes that are regulated or influenced by diversions and water management.

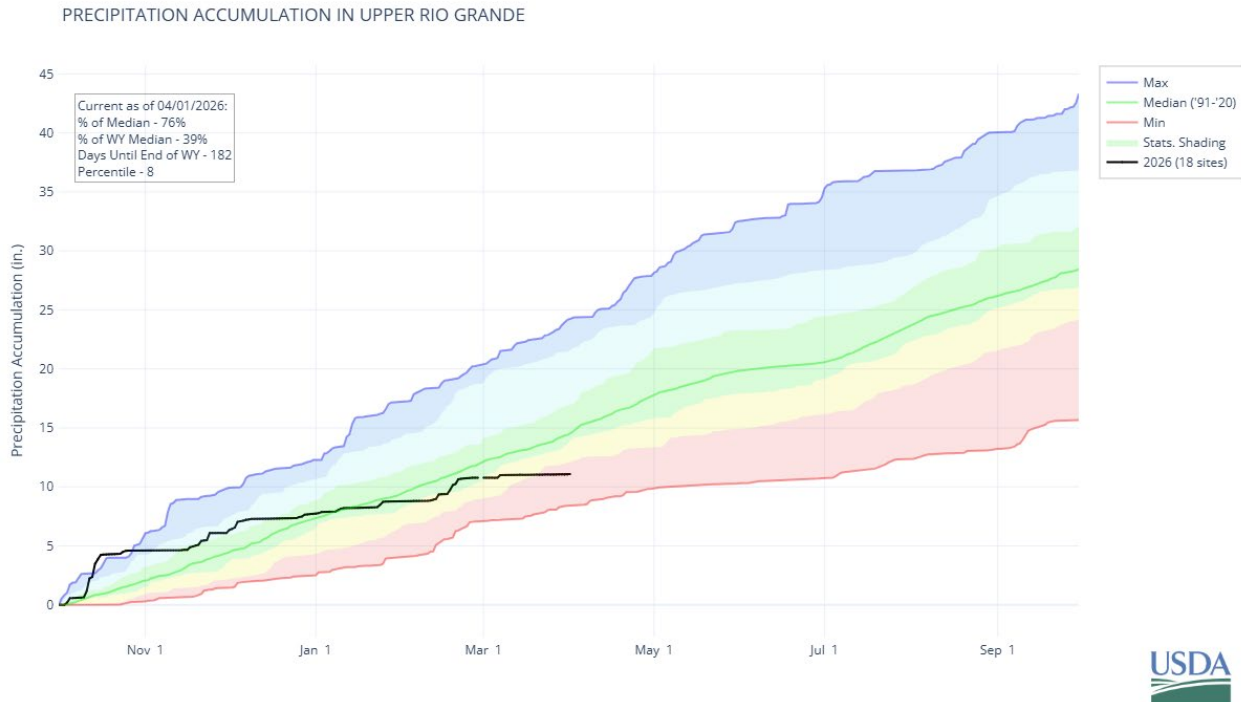
UPPER RIO GRANDE RIVER BASIN

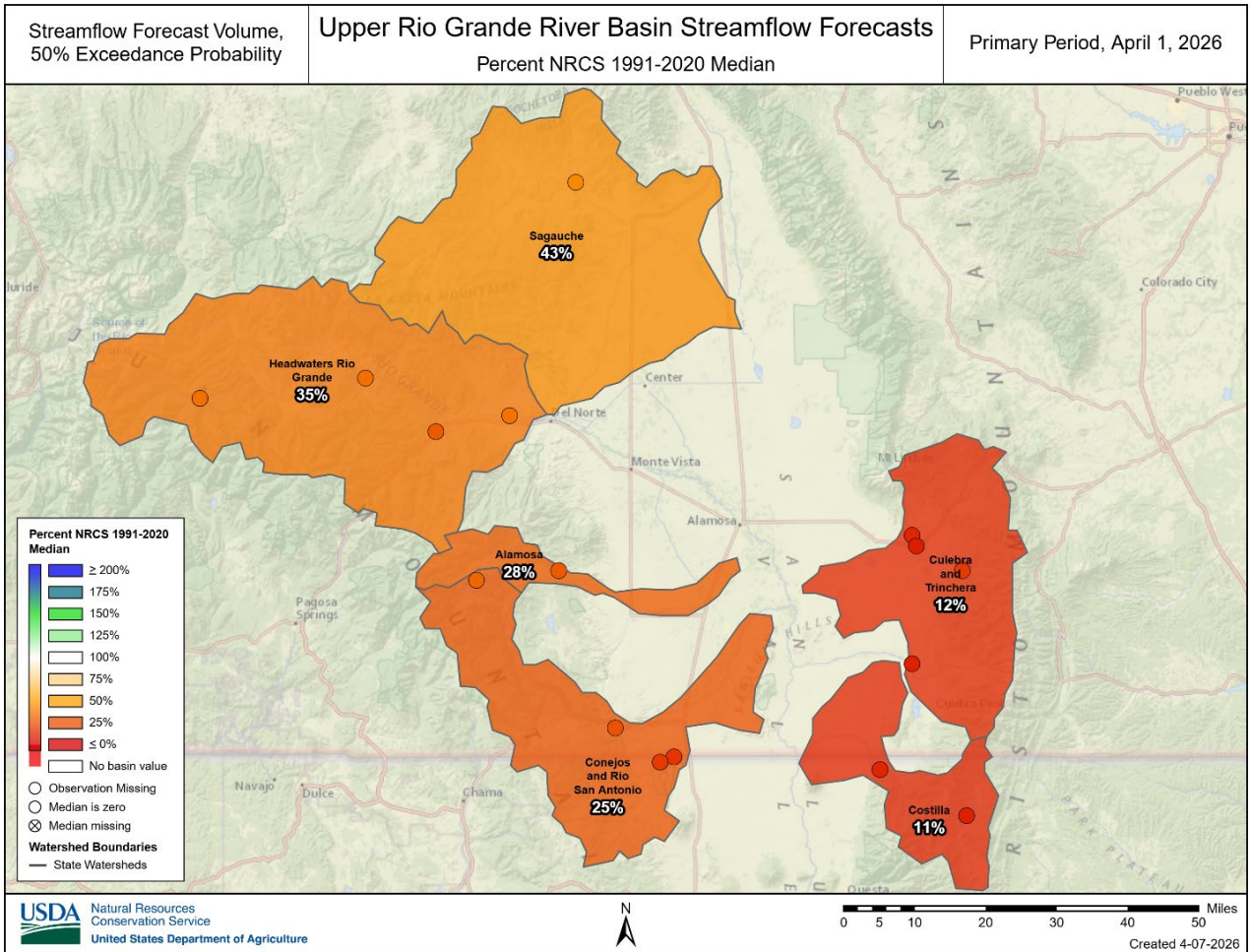
April 1, 2026

Snowpack in the Upper Rio Grande River basin is below normal at 8 percent of median. Precipitation for March was 14 percent of median which brings water year-to-date precipitation to 77 percent of median. Reservoir storage at the end of March was 118 percent of median compared to 121 percent last year. Current streamflow forecasts range from 9 percent of median at Sangre De Cristo Creek to 43 percent of median at Saguache Creek near Saguache.

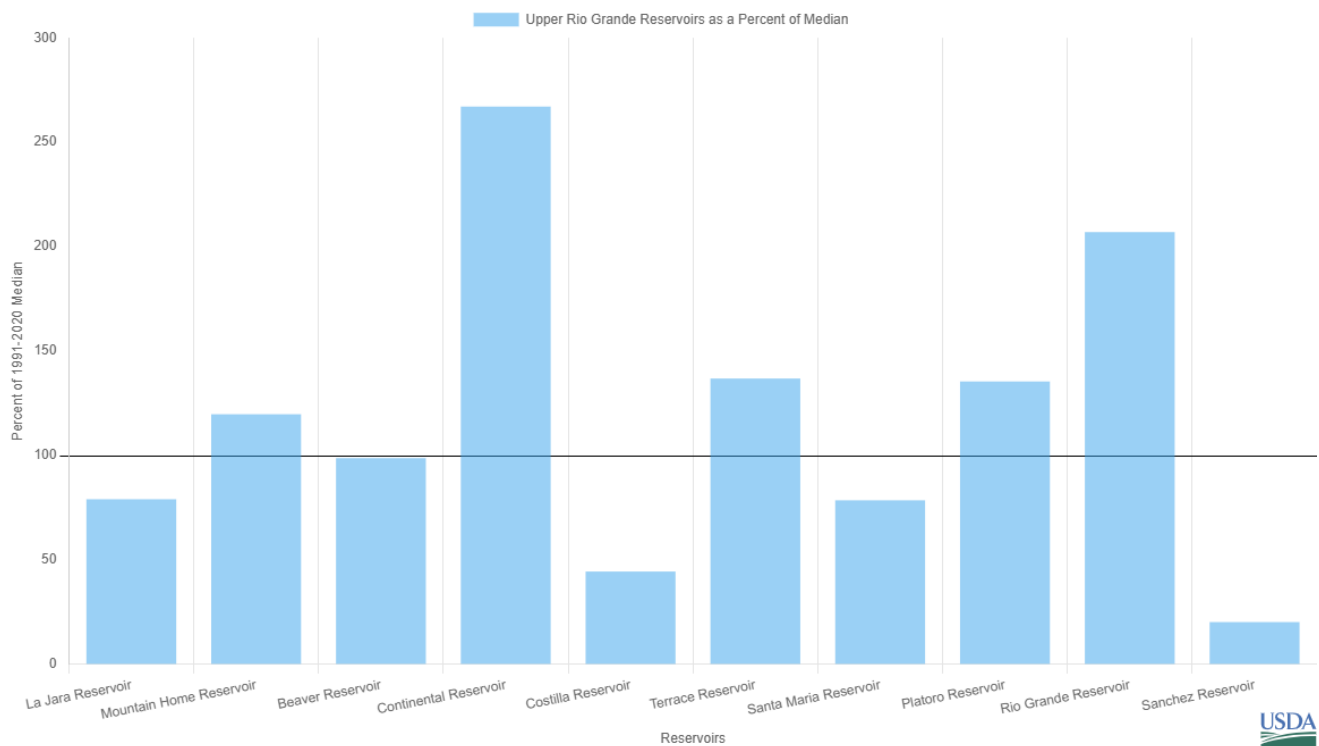


*Snow water equivalent (SWE) values are calculated using daily SNOTEL data only for the above graph. In the paragraph SWE is calculated for the first of the month using both SNOTEL and Snow Course data.





Upper Rio Grande Reservoir Storage Summary for April 1st 2026



Watershed Snowpack Analysis April 1, 2026

Upper Rio Grande Sub-Basin Snow Data

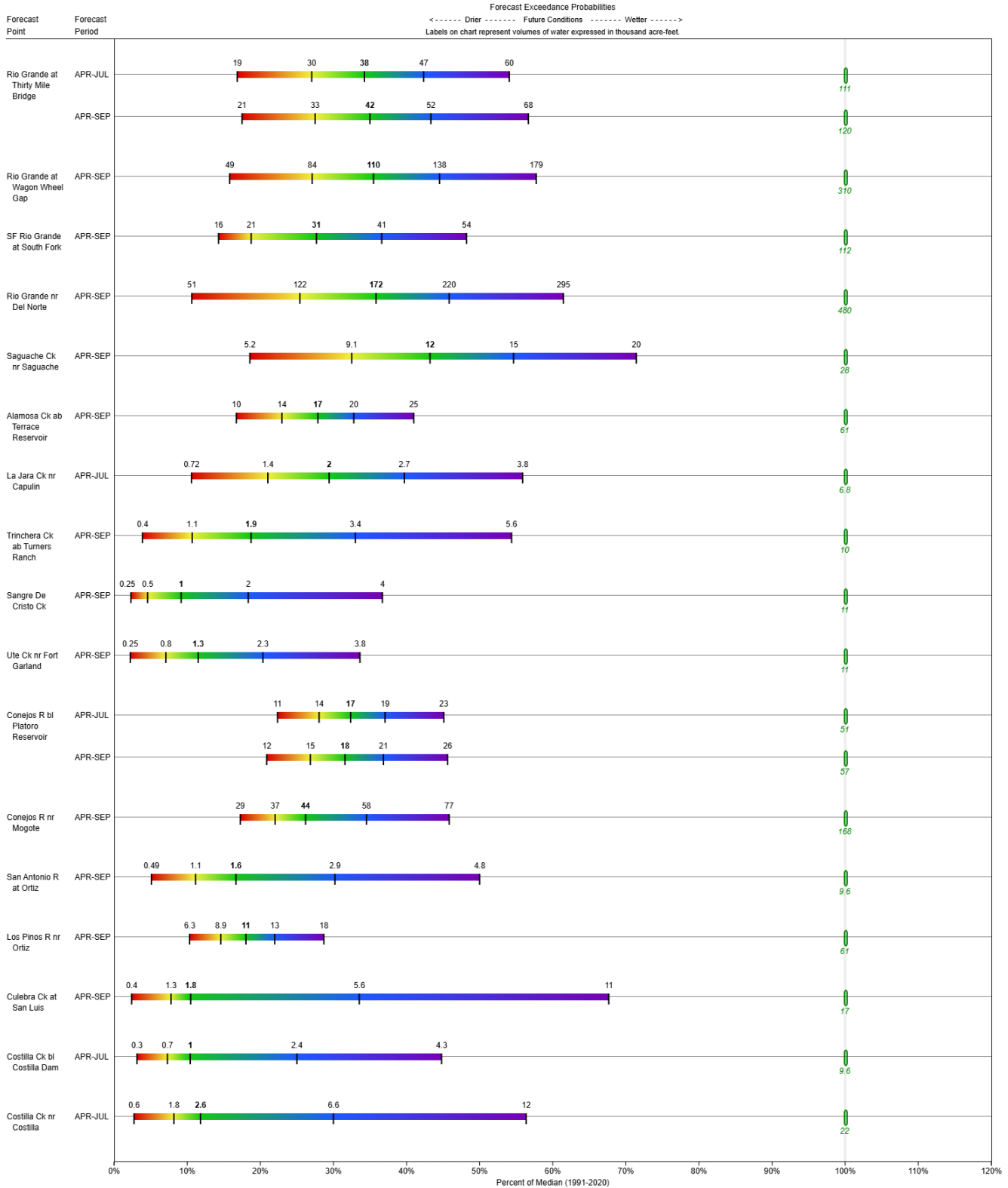
	# of Sites	% Median	Last Year % Median
Headwaters Rio Grande	8.0	13.2	66.5
Alamosa	4.0	3.6	41.8
Culebra and Trinchera	4.0	0.0	52.4
Northern San Luis Valley	2.0	2.9	46.0
Sagauche	4.0	0.0	74.7
Conejos and Rio San Antonio	4.0	8.4	43.4
Costilla	2.0	0.0	0.0

Reservoir Storage End of March 2026

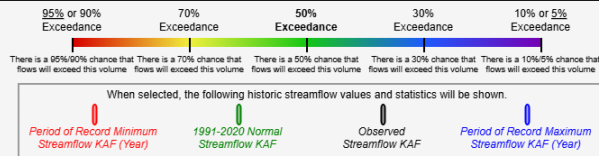
Upper Rio Grande Reservoir Data

	Current Storage (KAF)	LY Storage (KAF)	Median (KAF)	Percent of Median
Santa Maria Reservoir	6.68	9.88	8.5	78.6
Costilla Reservoir	3.2	4.03	7.2	44.4
Terrace Reservoir	10.13	7.5	7.4	136.9
Beaver Reservoir	4.25	4.09	4.3	98.8
Mountain Home Reservoir	3.47	4.09	2.9	119.7
La Jara Reservoir	1.74	2.5	2.2	79.1
Rio Grande Reservoir	40.37	31.08	19.5	207.0
Platoro Reservoir	23.98	30.73	17.7	135.5
Continental Reservoir	14.96	15.68	5.6	267.1
Sanchez Reservoir	4.15	5.96	20.4	20.3

UPPER RIO GRANDE
Water Supply Forecasts
April 1, 2026



Legend

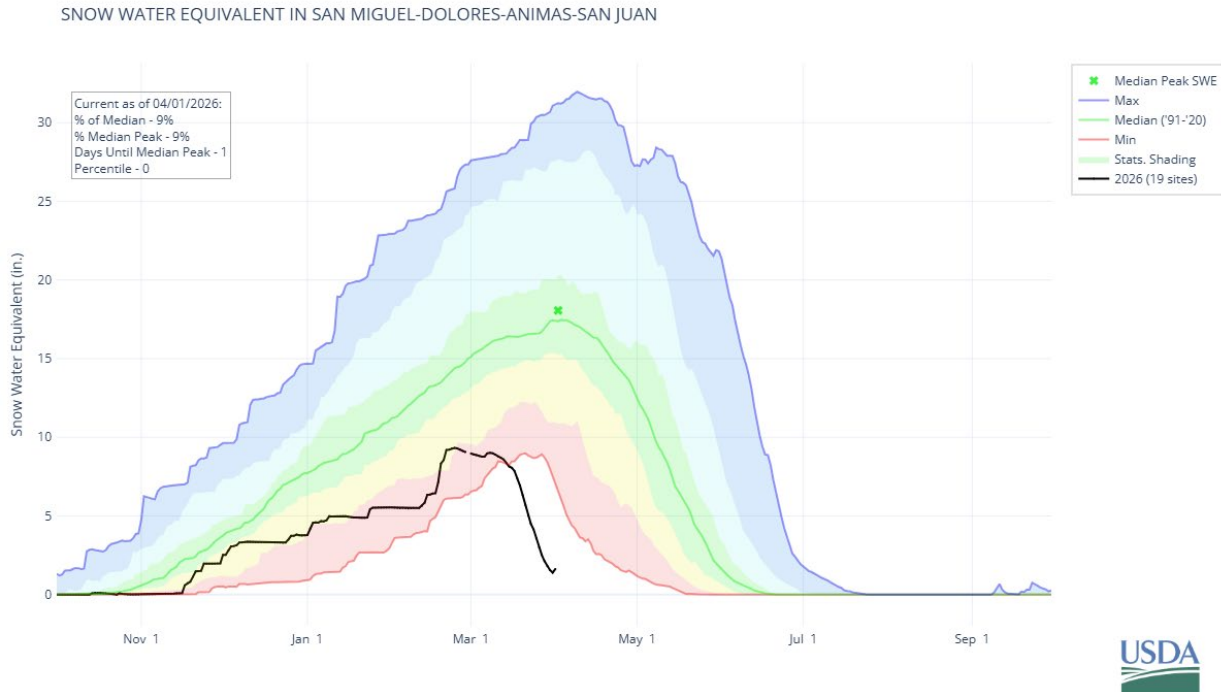


SAN MIGUEL-DOLORES-ANIMAS-SAN JUAN COMBINED RIVER BASIN

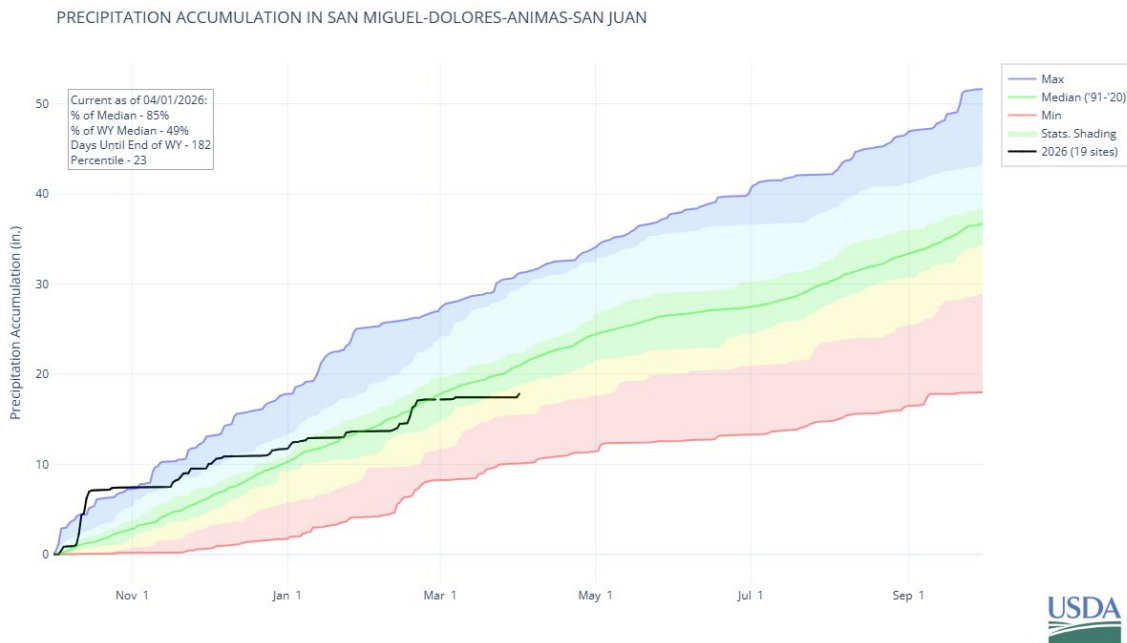
BASIN

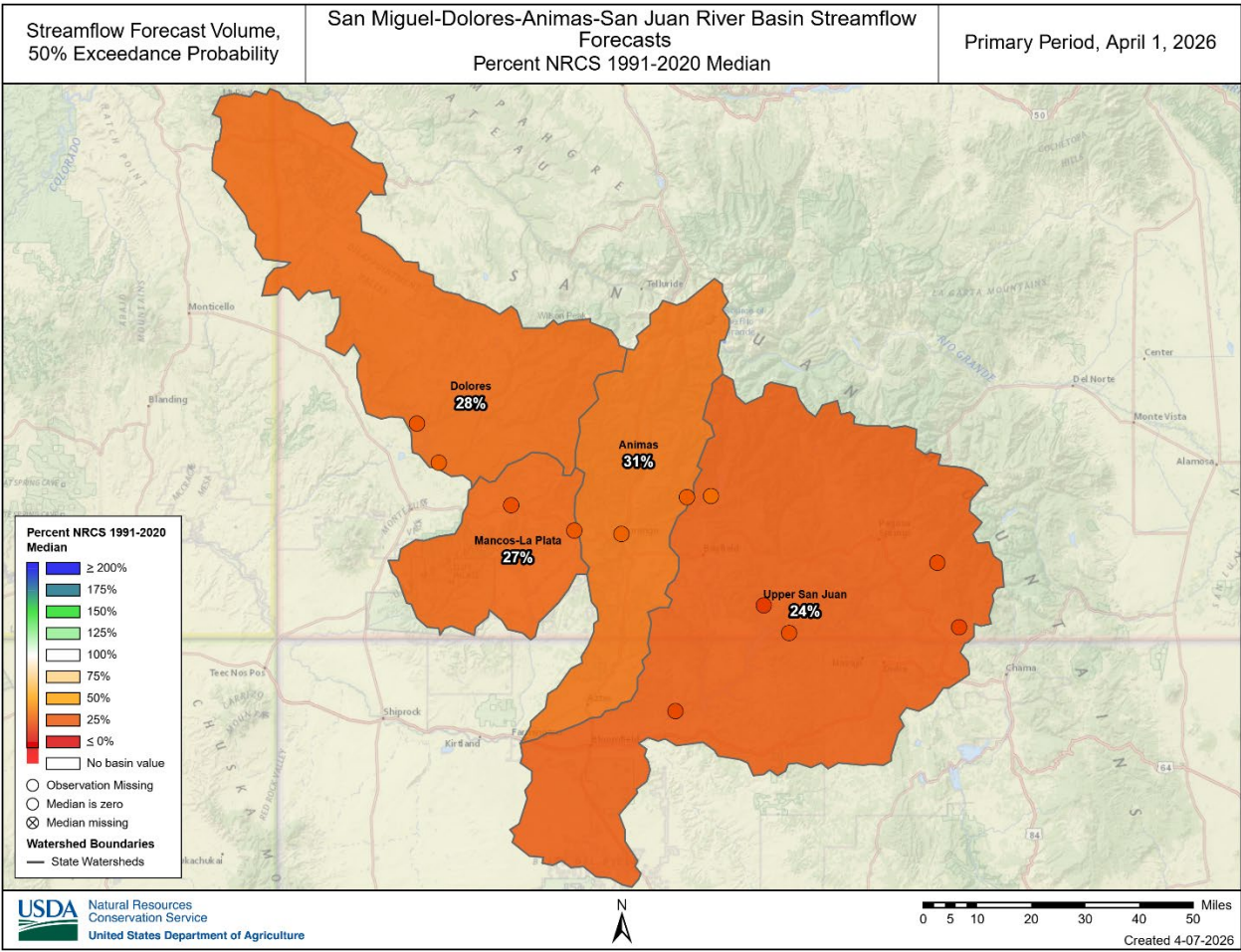
April 1, 2026

Snowpack in the combined southwest river basins is below normal at 9 percent of median. Precipitation for March was 22 percent of median which brings water year-to-date precipitation to 85 percent of median. Reservoir storage at the end of March was 80 percent of median compared to 80 percent last year. Current streamflow forecasts range from 19 percent of median at Piedra River near Arboles to 37 percent of median at San Miguel River near Placerville.

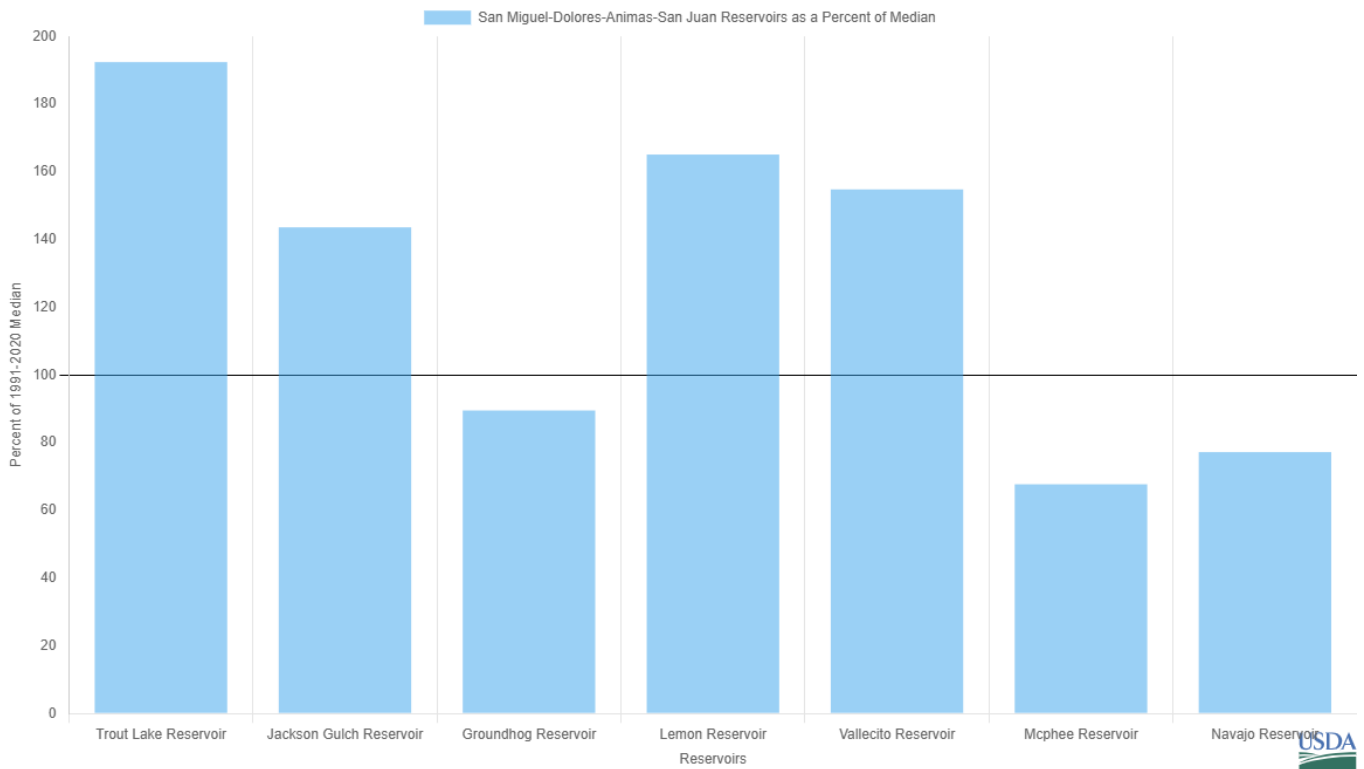


*Snow water equivalent (SWE) values are calculated using daily SNOTEL data only for the above graph. In the paragraph SWE is calculated for the first of the month using both SNOTEL and Snow Course data.





San Miguel-Dolores-Animas-San Juan Reservoir Storage Summary for April 1st 2026



Watershed Snowpack Analysis April 1, 2026

San Miguel-Dolores-Animas-San Juan Sub-Basin Snow Data

	# of Sites	% Median	Last Year % Median
Dolores	5.0	1.5	66.7
San Miguel	6.0	9.6	72.9
Upper San Juan	6.0	12.1	60.4
Animas	9.0	13.1	69.1
Mancos-La Plata	3.0	16.1	53.0

Reservoir Storage End of March 2026

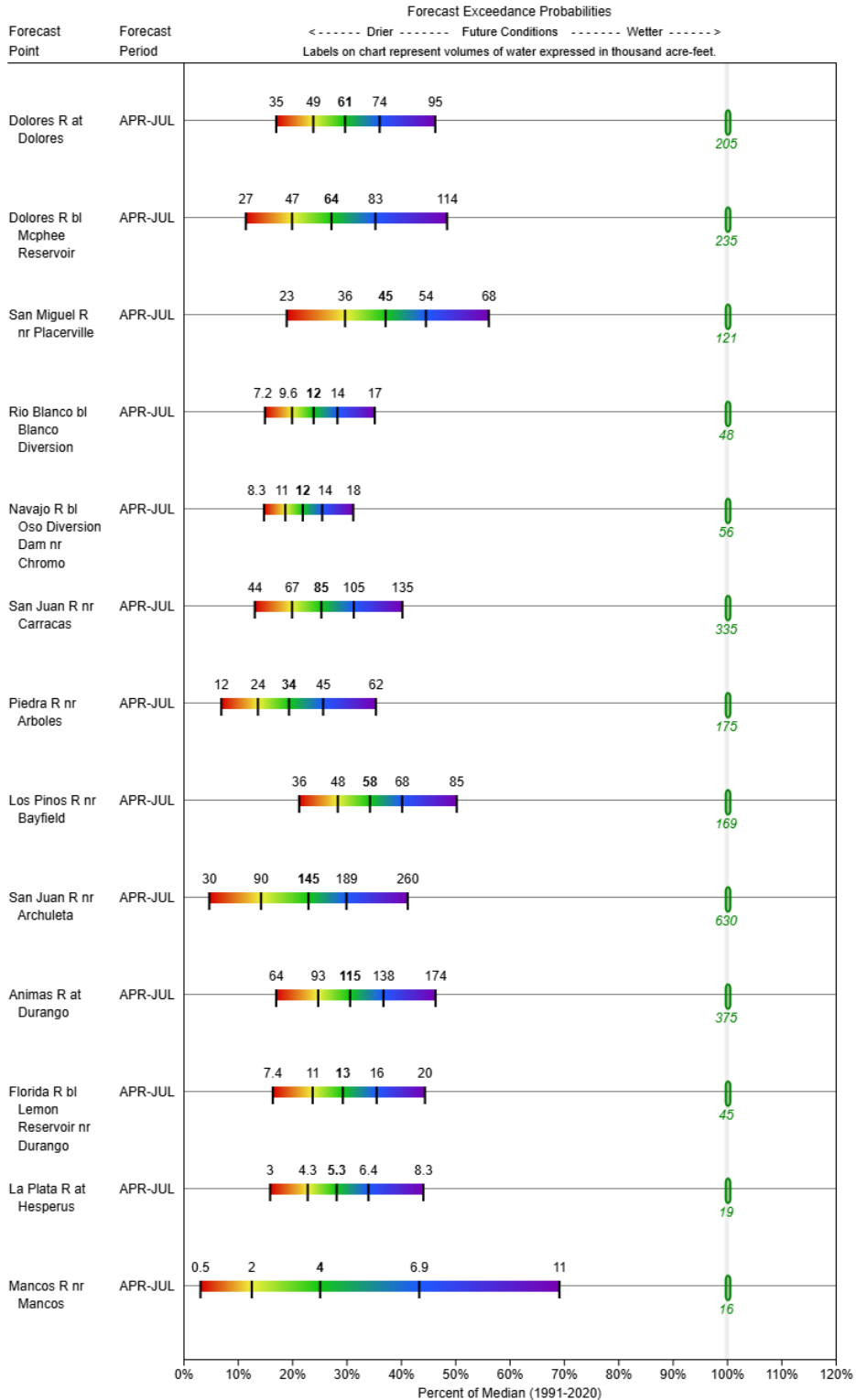
San Miguel-Dolores-Animas-San Juan Reservoir Data

	Current Storage (KAF)	LY Storage (KAF)	Median (KAF)	Percent of Median
Vallecito Reservoir	115.33	90.16	74.5	154.8
Navajo Reservoir	1015.34	1021.14	1315.0	77.2
Lemon Reservoir	31.36	23.39	19.0	165.1
Jackson Gulch Reservoir	6.61	5.26	4.6	143.7
Groundhog Reservoir	12.71	13.39	14.2	89.5
Mcphee Reservoir	189.78	214.21	280.5	67.7
Trout Lake Reservoir	2.81	1.05	1.46	192.5

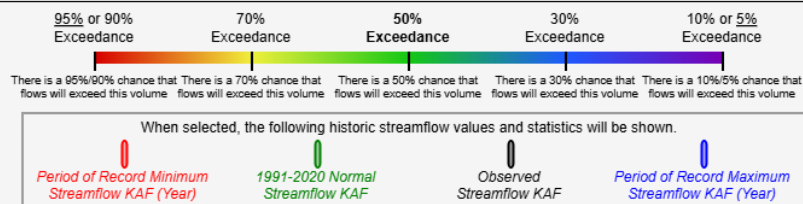
SAN MIGUEL-DOLORES-ANIMAS-SAN JUAN

Water Supply Forecasts

April 1, 2026



Legend



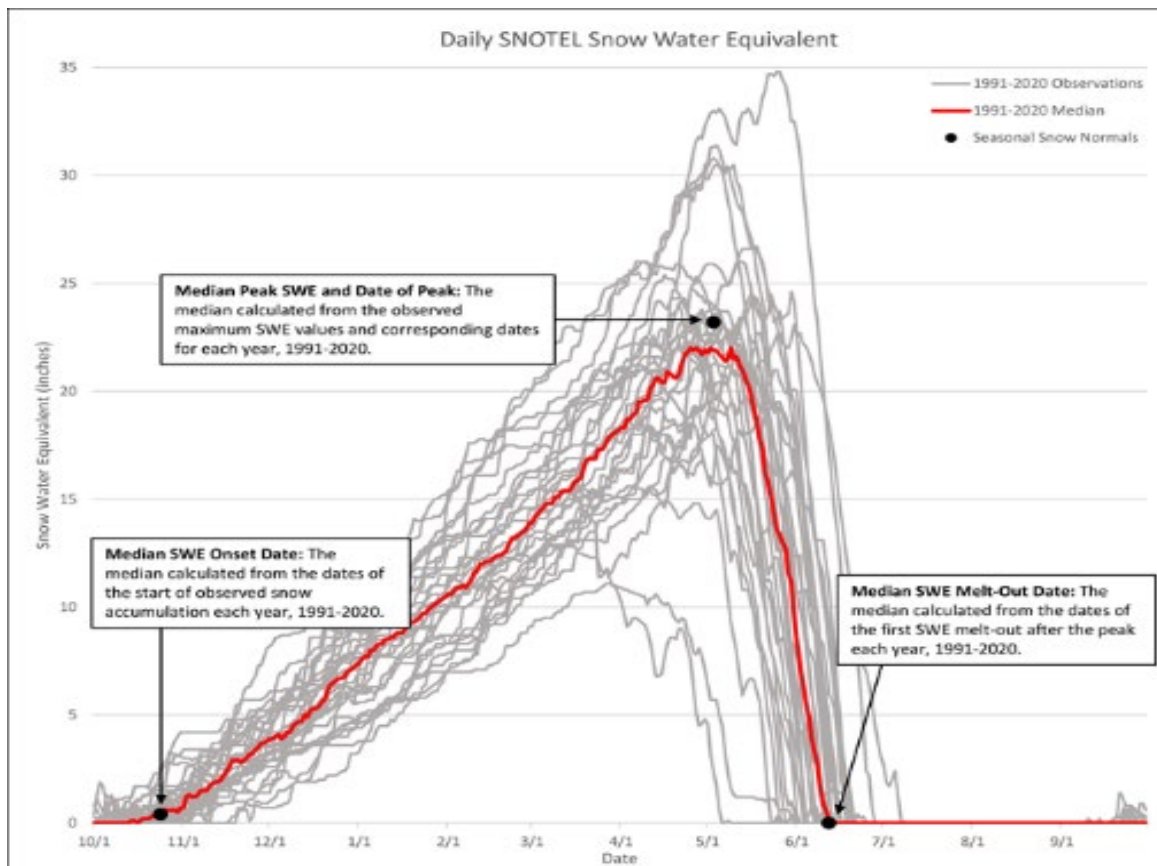
Some forecasts may be for volumes that are regulated or influenced by diversions and water management.

New 1991-2020 Statistical Normals

The NRCS Snow Survey and Water Supply Forecasting (SSWSF) Program recently published new statistical normals (medians or averages) to describe the central tendency of a data record over a 30-year period. Data normals are key in helping water users compare current conditions to past conditions using the metric “% of normal.” Every 10 years, the SSWSF Program updates the 30-year normals reference period to stay consistent with World Meteorological Organization standards that account for changing climatic conditions over time. As such, this year the SSWSF Program transitioned from using 1981-2010 data normals to using 1991-2020 data normals.

For the 1991-2020 reference period, the median is the official NRCS normal when conveying information about current snowpack, precipitation, and water supply conditions. The median was previously used as the official 1981-2010 normal for SWE and some streamflow forecast points, but the average was used for other data types. Setting the official normal to the median provides consistency across data types and stations. Viewing the 30-year average may be preferable over the median in some instances, therefore, both the average and the median are available in most NRCS reports and products. See Median vs. Average for more information about the median.

A new suite of statistics for automated snow monitoring stations are available to provide information about normal seasonal snowpack characteristics. These new seasonal statistics include medians and averages for the SWE onset date and melt-out date, as well as the median and average maximum seasonal SWE value (Peak SWE) and date of Peak SWE. More detailed information on the updated normals can be found on the Water and Climate Center’s [30-year normals page](#).



How to Read Snowpack Graphs

The graphs show snow water equivalent (SWE) (in inches), using daily SNOTEL data. for the October 1 through September 30 water year. Basin “observed” SWE values are computed using SNOTEL sites which are characteristic of the snowpack of the particular basin.

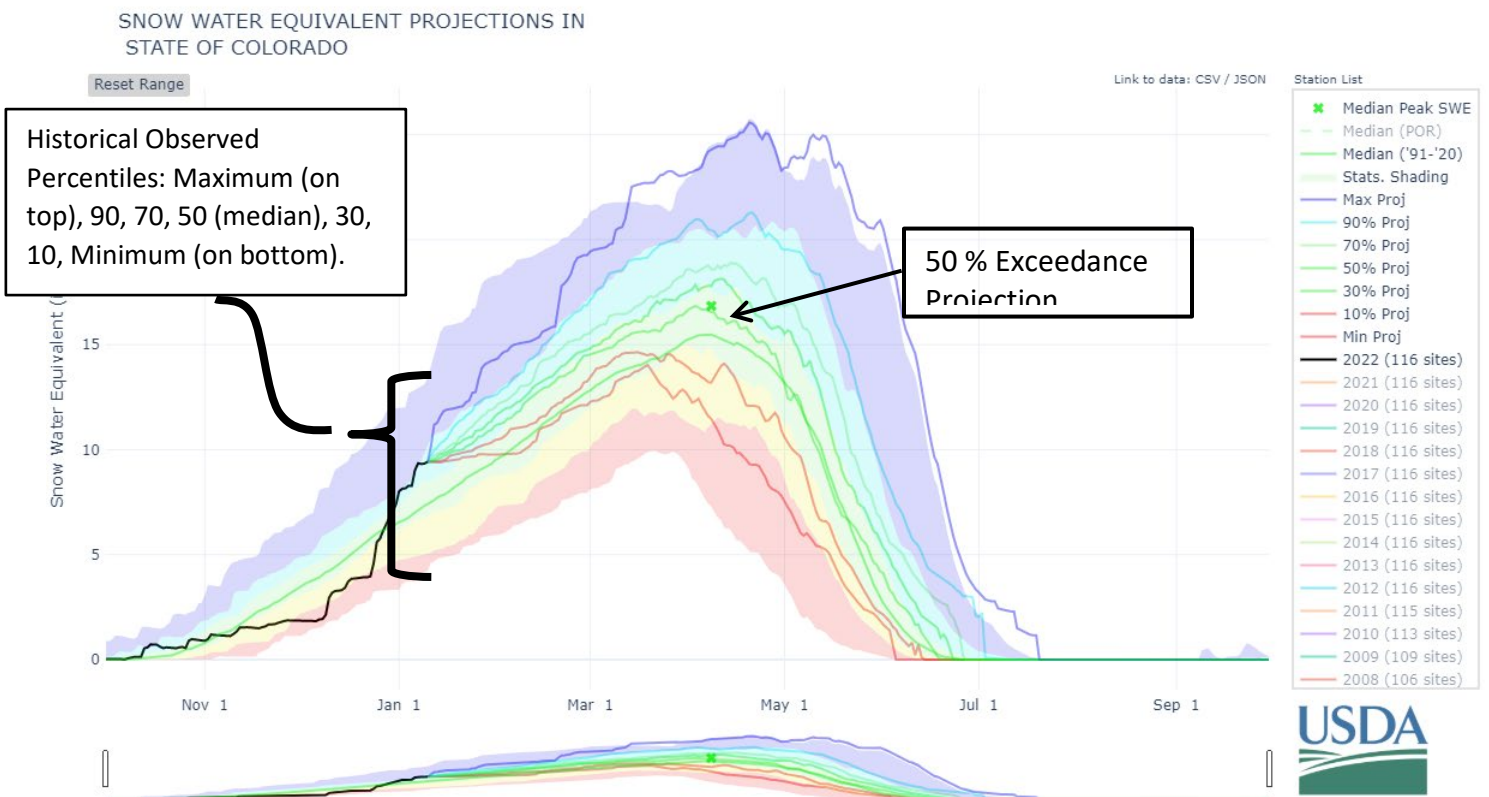
Current water year is represented by the heavy red line terminating on the last day the graphic was updated.

Historical observed percentile range is shown as a gray background area on the graph. Shades of gray indicate maximum, 90 percentile, 70 percentile, 50 percentile (solid black line), 30 percentile, 10 percentile, and minimum for the period of record.

50 % Exceedance Projection: The most probabilistic snowpack projection, based on the median snowpack is projected forward from the end of the current period to the end of the current water year.

For more detailed information on these graphs visit:

http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs144p2_062291.pdf



How Forecasts Are Made

For more water supply and resource management information, contact:

Brian Domonkos

Snow Survey Supervisor

USDA, Natural Resources Conservation Service

Denver Federal Center, Bldg 56, Rm 2604

PO Box 25426

Denver, CO 80225-0426

Phone (720) 544-2852

Website: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/co/snow/>

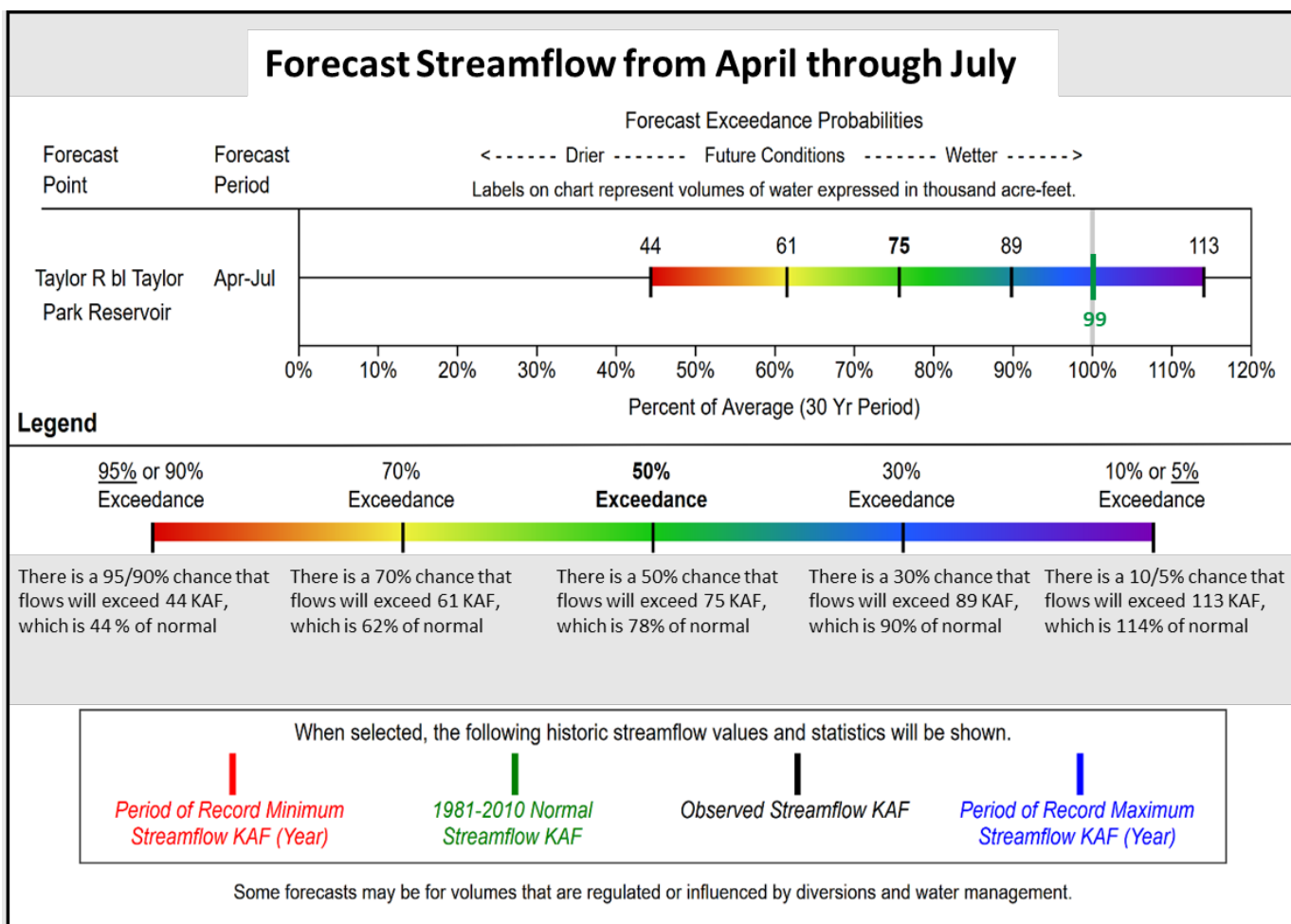
Most of the annual streamflow in the western United States originates as snowfall that has accumulated in the mountains during the winter and early spring. As the snowpack accumulates, hydrologists estimate the runoff that will occur when it melts. Measurements of snow water equivalent at selected manual snow courses and automated SNOTEL sites, along with precipitation, antecedent streamflow, and indices of the El Niño / Southern Oscillation are used in computerized statistical and simulation models to prepare runoff forecasts. Unless otherwise specified, all forecasts are for flows that would occur naturally without any upstream influences.

Forecasts of any kind, of course, are not perfect. Streamflow forecast uncertainty arises from three primary sources: (1) uncertain knowledge of future weather conditions, (2) uncertainty in the forecasting procedure, and (3) errors in the data. The forecast, therefore, must be interpreted not as a single value but rather as a range of values with specific probabilities of occurrence. The middle of the range is expressed by the 50% exceedance probability forecast, for which there is a 50% chance that the actual flow will be above, and a 50% chance that the actual flow will be below, this value. To describe the expected range around this 50% value, four other forecasts are provided, two smaller values (90% and 70% exceedance probability) and two larger values (30%, and 10% exceedance probability). For example, there is a 90% chance that the actual flow will be more than the 90% exceedance probability forecast. The others can be interpreted similarly.

The wider the spread among these values, the more uncertain the forecast. As the season progresses, forecasts become more accurate, primarily because a greater portion of the future weather conditions become known; this is reflected by a narrowing of the range around the 50% exceedance probability forecast. Users should take this uncertainty into consideration when making operational decisions by selecting forecasts corresponding to the level of risk they are willing to assume about the amount of water to be expected. If users anticipate receiving a lesser supply of water, or if they wish to increase their chances of having an adequate supply of water for their operations, they may want to base their decisions on the 90% or 70% exceedance probability forecasts, or something in between. On the other hand, if users are concerned about receiving too much water (for example, threat of flooding), they may want to base their decisions on the 30% or 10% exceedance probability forecasts, or something in between. Regardless of the forecast value users choose for operations, they should be prepared to deal with either more or less water. (Users should remember that even if the 90% exceedance probability forecast is used, there is still a 10% chance of receiving less than this amount.) By using the exceedance probability information, users can easily determine the chances of receiving more or less water.

Interpreting the Forecast Graphics

These graphics provide a new way to visualize the range of streamflows represented by the forecast exceedance probabilities for each forecast period. The colors in the bar for each forecast point indicate the exceedance probability of the forecasts and the vertical lines on the bar signify the five published forecast exceedance probabilities. The numbers displayed above the color scale represent the actual forecasted streamflow volume (in KAF) for the given exceedance probability. The horizontal axis provides the percent of median represented by each forecast and the gray line centered above 100% represents the 1981-2010 historical median streamflow. The position of the gray line relative to the color scale provides a benchmark for considering future streamflows. If the majority of the forecast range is to the right of the gray line, there is a higher likelihood of above median streamflow volumes during the provided forecast period. Conversely, if the majority of the color bar is to the left of the median mark, below median volumes are more likely. The horizontal span of the forecasts offers an indication of the uncertainty in a given forecast: when the bar spans a large horizontal range, the forecast skill is low and uncertainty is high; when the bar is narrow in width, the forecast skill is higher and uncertainty lower.



Denver Federal Center, Bldg 56, Rm 2604
PO Box 25426
Denver, CO 80225-0426

In addition to the water supply outlook reports, water supply forecast information for the Western United States is available from the Natural Resources Conservation Service and the National Weather Service monthly, February through June. The information may be obtained from the Natural Resources Conservation Service web page at <http://www.wcc.nrcs.usda.gov/wsf/westwide.html>

Issued by

Aubrey J.D. Bettencourt
Chief, Natural Resources Conservation Service
Farm Production and Conservation Mission Area
U.S. Department of Agriculture

Released by

Clint Evans
State Conservationist
Natural Resources Conservation Service
Lakewood, Colorado

<p style="text-align: center;">Colorado Water Supply Outlook Report Natural Resources Conservation Service Lakewood, CO</p>

Adding a car tag reader

Proposal to WBMD Board of Directors

From Carl Oppedahl

February 10, 2026

Summary: The proposal is to add a car tag reader a couple of car-lengths east (downhill) of the existing car tag reader. The idea is that as a vehicle approaches the gate, there would be two opportunities for a green light to open the gate. The vehicle could approach the first reader, and hopefully be successful in getting the green light. The vehicle could then approach the second (original) reader, and have a second opportunity to get a green light.

Costs and resources. The chief cost to the District would be the cost of a new pressure-treated post and labor cost to set the new post into place. A second cost would be the labor cost for hand trenching (perhaps 9" deep) between the new post and the original post.

Parts and supplies would be provided free of charge by Carl Oppedahl. This includes a car tag reader antenna and optoisolators as well as direct-burial cables. Electrical engineering and system design would be provided free of charge by Carl Oppedahl.

As-built drawings. Carl Oppedahl will prepare as-built drawings and theory-of-operation documentation, permitting full support by others.

**RUBY RANCH EQUESTRIAN FACILITY
HORSE BOARDING AGREEMENT**

This Ruby Ranch Equestrian Facility Horse Boarding Agreement (the "Agreement") is entered into as of the ____ day of _____, 20__, by and between Willow Brook Metropolitan District (the District") and _____ (the "Boarder").

1. Purpose. The District agrees to provide boarding space in the barn or pasture that is part of the Ruby Ranch Equestrian Facility (which includes the barn (which includes a tack storage area, a feed storage area, and indoor horse stalls), a riding arena, an outdoor paddock, and a pasture/meadow), described as follows [INCLUDE DESCRIPTION OF THE BOARDING – STALL(S) WITH/RUN OR GRAZING AND LOAFING SHED ONLY].
2. Horse Description. The Boarder represents that the horse(s) described on Attachment B to this agreement will be boarded at the Ruby Ranch Equestrian Facility (the "Horse(s)").
The Boarder warrants that the Horse(s) is/are free from contagious disease and safe to handle. Contemporaneously with the execution of this Agreement, the Boarder shall provide the District with health records and proof of current vaccinations, including a current negative Equine Infectious Anemia (Coggins), and any other testing as deemed appropriate by the state of origin and Colorado, and as may be required by the District.
3. Term. This Agreement shall begin on the date noted above and shall continue until _____
4. Termination.
 - a. The District or Boarder may terminate this Agreement upon 30 days' prior written notice to the other party.
 - b. If the Boarder breaches any provision of this Agreement, the District may provide the Boarder with written notice of the breach, describing the nature of the breach. The Boarder shall have ten (10) days from the date of the notice to cure the breach to the satisfaction of the District, unless a shorter period is reasonably required due to safety concerns or health risks to other horses. If the Boarder fails to cure the breach within the specified period of time, the District may terminate this Agreement and revoke the Boarder's boarding privileges upon written notice to the Boarder. Upon termination of this Agreement, as provided in this Section 4.b, the Boarder shall remove the Horse(s) from the Ruby Ranch Equestrian Facility within the time specified in the termination notice, not to exceed seven (7) days.
 - c. If this Agreement is terminated either via its terms upon the end of the term set forth in Section 3 above or upon earlier termination by the Boarder pursuant to Section 4.a above, the Boarder shall remove the Horse(s) from the Ruby Ranch Equestrian Facility as of the date of the termination.
5. Boarding Fees.
 - a. *Deposit.* A one-time refundable \$1000 deposit is to be paid upon execution of this Agreement. The deposit is intended to secure the Boarder's performance under this Agreement and may be used by the District to cover the following:
 - Unpaid boarding fees or other charges

- Damage to stalls, fencing, gates, equipment, or other property within the Ruby Ranch Equestrian Facility caused by the Boarder or the Horse(s).
- Costs associated with cleanup, repairs, or extraordinary maintenance attributable to the Horse(s)
- Costs incurred if the Horse(s) is/are not removed from the Ruby Ranch Equestrian Facility when required under this Agreement

The deposit, or any remaining balance after permitted deductions, shall be returned to the Boarder within thirty (3) days after the Horse(s) is/are removed from the Ruby Ranch Equestrian Facility, provided:

- All boarding fees have been paid in full
- The assigned areas are left in reasonably clean condition
- No damages or outstanding obligations remain

The District shall provide an itemized statement of any deductions taken from the deposit. The deposit shall not be applied to the final month's boarding fees unless expressly agreed in writing by the District.

- b. *Boarding Fee.* The boarding fee is \$_____ per month per horse. The fee for use of a stall in the barn is an additional \$100 per horse per month. Payments are due and payable on the first day of each month during the term of this Agreement.

6. Boarding Services. In addition to the non-exclusive right to board the Horse(s) at the Ruby Ranch Equestrian Facility as set forth in Section 1 of this Agreement, the boarding services included in and provided by this Agreement also include the following:

- Feed Storage areas
- Tack Storage area
- Paddock Usage
- Loafing Shed Usage
- Water, Electric, Parking Lot Snow Removal
- Trash and Recycling (limited to trash and recycling normally associated with the boarding of horses)
- Short-term manure storage
- Grazing (as scheduled by the Ranch Manager)
- Outside Arena Usage
- Day Use Parking
- Common Meadow and Trail Access through marked trailheads.

By providing the boarding services, the District makes no representation as to the present suitability and safety of the Ruby Ranch Equestrian Facility for the boarding of horses. The Boarder is solely responsible for ensuring such suitability before Boarding the Horse(s), including without limitation the suitability and safety of the stalls, runs, paddocks and pastures to be occupied, and the integrity of fences.

7. Boarder Obligations.

- a. The Boarder is responsible for understanding and adhering to all rules, regulations, and agreements applicable to the use of the Ruby Ranch Equestrian Facility. A copy of the Rules and Regulations is attached to this agreement as Exhibit A.

- b. Before arrival of the Horse(s) to be boarded under this Agreement at the Ruby Ranch Equestrian Facility, the Boarder shall ensure that the Horse(s) has/have all appropriate and required vaccinations, and the Boarder shall provide to the District Vet certified written proof of a current negative Equine Infectious Anemia (Coggins) test and such other testing as deemed appropriate at the time of arrival, as set forth in Section 2 of this Agreement.
- c. New horses being boarded must be quarantined for five (5) days, and must be properly integrated before releasing into any common areas (such as the riding arena or the meadow areas). Dangerous and aggressive horses that cannot be integrated into the Ruby Ranch horse community will be asked to vacate, at the discretion of the District.
- d. The Boarder is responsible for the health, care, and well-being of the Horse(s), including all purchase and disbursement of feed and water daily. The Boarder is responsible for keeping their horses on and within assigned grazing areas, and take all necessary steps to ensure their horses do not trespass on unassigned District or other properties.
- e. The Boarder is responsible for assuring that areas in which the Horse(s) is/are kept, including assigned stalls, runs, and any fenced paddock areas, are cleaned of manure regularly, and that the manure is placed in the on-site location designated by the District. The removal of the manure pile by the District is an additional cost to the Boarder (which may be allocated to the Boarder and other boarders as determined by the District), determined at the time of removal. The District shall have the right to request that the manure be removed and if the District needs to take control of the removal, the Boarder may be billed for the cost.
- f. The Boarder is responsible for maintaining any stored feed, except hay, in sealed containers, maintaining the tack storage area in a clean manner, and removing large volumes barn waste and trash. The Boarder is responsible for removing any residual loose hay regardless of location.
- g. The Boarder is responsible for ensuring that grazing of the Horse(s) in the adjacent meadows is carried out in a manner consistent with any meadow management plan or other instructions that may be put in place by the District, including elk accommodations.
- h. The Boarder is responsible for any damage caused by the Horse(s), and shall promptly repair or pay for repairs of any such damage upon receipt of a request for payment from the District.
- i. In the event the Boarder elects to engage a third party to participate in or oversee the care of the Horse(s), the Boarder agrees to indemnify and hold harmless the District, the Ruby Ranch Owners Association, and their officers, members, agents, servants, employees, volunteers, and contract service providers against any claim that may arise as a direct result of the third party's work for the Boarder or presence on or around the Ruby Ranch Equestrian Facility. The Boarder shall carry general liability and umbrella insurance coverage to be called upon as primary coverage in advance of any insurance held by the District to defend or pay such claims, arising as a direct result of any such person providing assistance or care to the Horse(s). The Boarder shall provide proof of such insurance to the District.
- j. The Boarder is responsible for the safety of, and any damage caused by their visitors. Visitors of the Boarder using the Ruby Ranch Equestrian Facility must sign a release of liability form provided by the District.
- k. In the event others board horses at the Ruby Ranch Equestrian Facility, the Boarder is responsible for communicating and working together with all others to ensure the proper integration of the Horse(s) and operation of the stable consistent with the individual obligations set forth in this Agreement. The Boarder hereby acknowledges that that boarding at the Ruby Ranch Equestrian Facility is a

cooperative responsibility facilitated by the District and understand that there is no designated barn manager.

- I. The Boarder acknowledges that the District will manage the irrigation and hay harvesting within the meadows as would otherwise be the usual case during a summer season. The Boarder shall work with the District to move the Horse(s) as work in the meadows dictates; however, it remains the Boarder's responsibility to ensure that the Horse(s) is/are contained within the Ruby Ranch Equestrian Facility.

8. District Obligations.

- a. The lighting, electrical, water supply, and snow removal (in the parking area only) at the Ruby Ranch Equestrian Facility will be maintained and paid for by the District.

9. Assumption of Risk/Liability Waiver/Indemnification.

- a. The Boarder acknowledges that the District is not responsible for injury, theft, or death of the Horse(s).
- b. In consideration of the opportunity to board the Horse(s) at the Ruby Ranch Equestrian Facility, by execution of this agreement, the Boarder, on behalf of him/herself, and his/her heirs, successors and assigns, waives and renounces any rights, claims, or causes of actions arising out of the boarding of the Horse(s) during the term of this Agreement that the Boarder may have or may come to have against the District, the Ruby Ranch Owners Association, and all officers, members, agents, servants, employees, volunteers, and/or contract service providers of the same.
- c. The Boarder agrees to indemnify and hold harmless the District, and all officers, members, agents, servants, employees, volunteers, and/or contract service providers of the same, from and against any and all claims, demands, losses, liabilities, actions, lawsuits, damages, and expenses, including reasonable legal expenses and attorneys' fees actually incurred by the District arising out of the boarding of the Horse(s) at the Ruby Ranch Equestrian Facility.

10. Notices. Any notice or communication required under this Agreement must be in writing, and may be given personally, sent via nationally recognized overnight carrier service, or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same will be deemed to have been given and received on the first to occur of: (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent; or (ii) three days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered or sent via nationally recognized overnight carrier service, a notice will be deemed to have been given and received on the first to occur of: (i) one business day after being deposited with a nationally recognized overnight air courier service; or (ii) delivery to the party to whom it is addressed. Any party hereto may at any time, by giving written notice to the other party hereto as provided in this Section 10 of this Agreement, designate additional persons to whom notices or communications will be given, and designate any other address in substitution of the address to which such notice or communication will be given. Such notices or communications will be given to the parties at their addresses set forth below:

The District: Willow Brook Metropolitan District
c/o Community Resource Services of Colorado, LLC
7995 East Prentice Avenue, Suite 100
Greenwood Village, CO 80111
Attention: Sue Blair
Phone: (303) 381-4960
Email: sblair@crsofcolorado.com

The Boarder: _____
[Address 1]
[Address 2]
Attention: [_____]
Phone: [_____]
Email: [_____]

11. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto relating to the boarding of the Horse(s), and sets forth the rights, duties, and obligations of each to the other as of this date, and hereby supersedes any and all prior negotiations, representations, agreements, or arrangements of any kind with respect to the Services, whether written or oral. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may not be modified except by a writing executed by both the District and the Boarder.
12. Governing Law.
 - a. *Venue*. Venue for all actions arising from this Agreement shall be in the District Court in and for the Summit County, Colorado. The parties expressly and irrevocably waive any objections or rights which may affect venue of any such action, including, but not limited to, forum non-conveniens or otherwise.
 - b. *Choice of Law*. Colorado law shall apply to any dispute, without regard to conflict of law principles that would result in the application of any law other than the law of the State of Colorado.
13. Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the District, its respective officials, employees, contractors, or agents, or any other person acting on behalf of the District and, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101, et seq., C.R.S.
14. Severability. If any portion of this Agreement is declared by any court of competent jurisdiction to be invalid, void, or unenforceable, such decision shall not affect the validity of any other portion of this Agreement which shall remain in full force and effect, the intention being that such portions are severable. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable
15. Counterpart Execution. This Agreement may be executed in several counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, including the rules of evidence applicable to court proceedings.

DISTRICT:

WILLOW BROOK METROPOLITAN DISTRICT

By: _____

Title: _____

BOARDER:

By: _____

Name: _____

Attachment A – Rules and Regulations
See Pages attached

Exhibit A

RUBY RANCH EQUESTRIAN FACILITY RULES AND REGULATIONS As of April 17, 2026

The Ruby Ranch Equestrian Facility is made up of a barn (which includes a tack room, a feed room, and indoor horse stalls), a riding arena, an outdoor paddock, and a pasture/meadow, all of which are owned and maintained by the Willow Brook Metropolitan District (the "District") and which are for the use and benefit of the Ruby Ranch community. The following rules apply to the use of the Ruby Ranch Equestrian Facility.

General Rules (*modified from what is posted on exterior of the building*)

- Smoking is prohibited in and around the stable and paddocks, arena, parking area and pastures.
- Do not feed the horses that are not yours.
- Visitors are not permitted in the paddock or pasture areas unless accompanied by a horse owner.
- Helmets (ASTM approved) should be worn,
- Dogs must be always kept on a leash.
- No overnight vehicle or trailer parking is permitted at the Ruby Ranch Equestrian Facility.
- No vehicles or trailers may be parked at the Ruby Ranch Equestrian Facility such that they are blocking the Waste Management bins,
- Do not block areas in front of doors of the barn and keep all areas in and around the Ruby Ranch Equestrian Facility in a clean and orderly condition.
- In case of emergency, please notify the District's management contact: **Carlos Arreola-Karr** with Community Resource Services of Colorado at 818-324-0742.

Boarding Rules (applicable to owners boarding horses within the Ruby Ranch Equestrian Facility):

- Only Ruby Ranch owners residing at Ruby Ranch during the period of the boarding may board horses at the Ruby Ranch Equestrian Facility. Any such owners who board horses within the Ruby Ranch Equestrian Facility shall be referred to in these Rules and Regulations as a "boarder".
- The maximum number of horses that may be boarded by any one homeowner at the Ruby Ranch Equestrian Facility will be determined by the District. There are currently five indoor stalls with exterior runs, available on a first come first serve basis. Outdoor pasture boarding is available as well. Outdoor boarded horses have first rights to the loafing shed during the night and during exceptionally bad weather.
- Owners who desire to board horses at the Ruby Ranch Equestrian Facility must sign an agreement with a term of between two (2) and twelve (12) months with the District.
- Boarders must provide certificates of insurance evidencing liability and such other coverage as the district may request covering Boarder's horses at Ruby Ranch
- Absent agreement by the District, no owner may board more than two (2) horses at the Ruby Ranch Equestrian Facility,
- Existing boarders will have priority on space and renewal of their contracts for subsequent periods.
- Only horses owned by or the subject of a lease by a resident owner may be boarded at the Ruby Ranch Equestrian Facility. No other horses may be boarded at Ruby Ranch.
- Owners desiring to board horses at the Ruby Ranch Equestrian Facility must provide horse health records and proof of current vaccinations signed by a treating Vet, including a current negative Equine Infectious Anemia (Coggins) on arrival and any other testing as deemed appropriate by the state of origin and Colorado.
- Boarding of horses for the purposes of hunting, outfitting or any commercial use is not permitted.
- All boarders shall abide by all rules and regulations set forth in these Rules and Regulations.
- It is the responsibility of horse owners who propose to board horses at Ruby Ranch to share with any/all other Boarders information on the proposed horse(s), including contact details, and state/county/barn of origin, as well as any health or behavior considerations

- Boarders must proactively communicate changes, concerns, needs, and information regarding new horses with other boarders. Boarders should work together with other boarders on stable operations and horse integration. New horses must be properly integrated with existing boarded horses before being released into the paddocks and meadows. Any issues that boarders cannot resolve among themselves may be brought forth to the District who may order removal of any horse.
- Boarders must coordinate feeding and turn-outs with other boarders.
- Boarders are solely responsible for the care and maintenance of their horses, either personally or through a hired/insured caregiver, including but not limited to:
 - Other than a halter and lead, only one article such as a blanket or saddle pad, may be left on stall door/hooks. Extra blankets may be stored in the tack storage area.
 - Boarded horses must have their halter, with a lead rope attached, always hanging on the front of the stall when they are in their stall (in case of emergency).
 - Boarders shall not leave a horse unattended in crossties or on leads.
 - Boarders shall clean up horse manure in common areas immediately.
- No trailers or equipment may be stored by boarders at the Ruby Ranch Equestrian Facility.
- Boarders are responsible for:
 - Repairing any wear / damage caused by their visitors or horses
 - Visitor and horse safety and actions
 - Ensuring a Release of Liability is signed and adequate homeowners' insurance is held for all their guests using the Ruby Ranch Equestrian Facility or riding in common areas

Arena Usage

- The arena is for the purpose of riding and lunging – DO NOT use the arena for turnouts.
- Ride at your own risk.
- When multiple horses are using the arena, standard practice is to pass left hand to left hand.
- Horses on the RAIL have the right of way. When doing figures (circles, serpentine, etc.), you should take the INSIDE track.
- Riding takes precedence over lunging.
- Always ride in control and be courteous of other riders around you. Remember to look out for less experienced riders.
- Clean up after your horse when you have finished riding—put away all gear, jumps/barrels, and remove all manure.

Road, Meadow, and Trail Usage

- Riding on common roads, non-hay meadows, and trails is allowed, subject to the following:
 - Riding across hay meadows is only allowed post hay harvest.
 - Riding across private lots or going onto driveways is not allowed.
 - Attempt to avoid riding directly in front of private driveway entrances
 - Remove manure as soon as possible from roads to the common manure pile.
- If you disrupt it, restore it.
- Access to the wilderness area should be accessed through designated trail heads only.
- Inexperienced riders should be accompanied by an experienced buddy.
- Carrying a cell phone is a good idea.
- Watch out for groundhog holes and other marked and unmarked obstacles. If you find animal holes that should be marked... please do so.
- Walk by oncoming horses.
- Let someone know what trail you are going on.

Grazing Meadows

- Boarded horses shall have grazing priority for the fenced areas of Tract K as scheduled by the District. Grazing is permitted as follows:
 - Top of Tract K: May 1 – October 31
 - Stable Level Meadow in Tract K: May 1 -October 31
- Horses should be rotated between grazing areas, with attention not to overgraze or graze in areas being hayed or irrigated.
- Once the hay is harvested, controlled temporary fenced grazing is available in the hay meadows
- The District has the right to require horses to be moved to alternate grazing to facilitate elk calving and mating seasons, and presence of other livestock (such as USFS pack animals).

Emergency Evacuations

- If there are issues or an emergency, contact the District’s management contact, **Carlos Arreola-Karr** with Community Resource Services of Colorado at 818-324-0742 and the Ranch Manager at (720) 485-2106.
- In the event of an emergency, non-boarding horse owners are allowed to evacuate their horses to the Tract K meadows as needed.
- Additionally, the “Livestock Emergency Preparedness Program” should be followed to understand evacuation procedures and safekeeping of livestock in the event of wildfires in the Lower Blue River area. It contains evacuation tips, an Evacuation Planning Checklist (EPC), information on safe zones within the Lower Blue, release forms, information on ways to receive emergency announcements, and the impacts of smoke on livestock. This site is sponsored and maintained by the Friends of the Lower Blue River and can be found at: <https://www.summitcountyco.gov/DocumentCenter/View/1068/FOLBR-Emergency-Evacuation-Preparedness-Booklet?bidId=>

Attachment B – Names and Description of Horses

Name: _____
Breed: _____
Color: _____
Age: _____
Sex: _____

Name: _____
Breed: _____
Color: _____
Age: _____
Sex: _____

Name: _____
Breed: _____
Color: _____
Age: _____
Sex: _____

Name: _____
Breed: _____
Color: _____
Age: _____
Sex: _____

From: adam.david.schor@gmail.com
Subject: Follow up on Boarding Agreement discussion
Date: April 14, 2026 at 13:58
To: Randy Lewis randy_lewis@wbmetro.org, Erika Karplus erika@karplus.com, Jon Rovick spiritbuilders@colorado.net
Cc: Marcia Schor schor5@me.com



Hi Randy:

I thought it would make sense to summarize our discussion regarding the Horse Boarding Agreement prior to the board meeting. I am noting where we agreed and the outstanding issues.

We agreed:

- We would have four horses. The agreement says the maximum number is 2 absent further consent by the WBMD. You explained that the limit is there in case there's excess demand, which is not the case this summer. We will note four horses in our agreement.
- The agreement says no "trailers or equipment", but you said a carriage is acceptable if we can find space in the barn. I understand there is no space now because the barn is used now to store heavy machinery and a Sno-Cat.
- We will eliminate the 10 hour per day limit on grazing. We will leave the clause that WBMD board will have the power to oversee the pastures and to direct us if there are signs of overgrazing. I noted that we plan to supplement with hay and will rotate pastures, two steps that should eliminate the risks of overgrazing.
- We will use all three pastures in Tract K as they are divided now. Two are adjacent to Ruby Road up to the ridge and one larger pasture goes from the top of the ridge to the access road that leads to the emergency exit. We need to improve the fencing for these fields as needed to be horse-safe.
- I objected to the clause allowing either party to terminate the agreement with 30 days notice. We are committed to the horses through Oct. 1 and terminating the agreement would leave us – or any horse owner – in a bind. You assured me, however, that the process to terminate the agreement would require formal board approval and a community vote and could not be a quick decision by the WBMD. You noted that the time required for this process would be so long that it is impossible it occurs during the term of any boarding agreement. I would prefer not to see this clause at all, but I am happy to leave it given your assurances.

What remains:

- The agreement allows for tack storage, but we need to determine where to actually store the tack. You mentioned that the tack room might not be available. We plan to meet in the barn to determine the ideal location. We agreed we need a dry, secure spot for the tack.
- I told you that the cost of \$250 per horse per month was unacceptably high. You noted that it reflected the cost at a nearby property that allows boarding. I suggested the price was set to generate profits as a business and not as part of a community amenity. You asked me to make a counter offer and I suggested the original \$75 was acceptable. We are willing to pay incremental costs due to the horses, which we assess mostly as water costs. Four draft horses with moderate activity drink about 2,000 gallons of water per month. Analyzing my

own water bills, I am confident that \$300 per month is more than the water costs. I cannot think of much other incremental costs as the pastures won't be damaged, we will clean up manure in roads, there's minimal incremental electricity, and we will pay for any repairs from horse damage. In addition, we will pay for hay and feed and buy troughs, feeders or fencing materials as needed. In any case, the surplus fees over the direct water costs provide a buffer.

Please let me know if I have mischaracterized any aspects of our discussion. I hope this summary helps as you amend the agreement for board approval or if we discuss the changes during the meeting.

Thank you,

Adam

WBMD STEWARDSHIP FUND ACTIVITIES 2025-Q1 2026

Federal Emergency Management Agency (FEMA)

The Summit County All Hazards Mitigation 2025 Update now includes WBMD into its annexed organizations of its plan. WBMD attended all county meetings and completed all requirements on time for this project.

- The Colorado Department of Homeland Security and Emergency Management (DHSEM) must approve the county plan then forward the plan to FEMA. Colorado DHSEM is apparently backlogged. As of April 6, 2026, we have been told Summit County is 'next in line' for review and approval at the state.
- The draft WBMD annex to the county plan is attached.
 - No, it cannot be changed now; and Yes, it is written for FEMA
 - Immediately upon FEMA approval (and no sooner), the WBMD Board must pass a resolution to adopt our annexed plan.
 - WBMD will be on both the state and federal emergency management lists of entities that can apply for state/federal grants. Basically, if we make the list, we become eligible.
 - Ed Levy and Lisa Lewis tried to think of any possible WBMD potential projects that may come up in the next 5 years (until next plan update) as projects that may be eligible for a grant. Basically, if the project is on the list, we can apply for the grant to do the project. There are ways around this rule for projects not on our list, but an added project must go through an exhaustive approval process before an application for a grant to do that project can be submitted.

FACO: Fire Adapted Colorado

WBMD is an active member in Fire Adapted Colorado and Lisa or Ed attend most/many monthly meetings which include updates in state-wide fire mitigation and protection projects and member networking.

We shared our Eagles Nest Wilderness Area Project as a joint presentation with Dan Schroder of the Summit County Wildfire Council at a 2025 meeting.

FACO sponsors the Colorado Wildlands Fire Conference every 18-24 months. Ed Levy and Lisa Lewis attended this meeting from April 14-16. Among the many topics you may see in upcoming newsletters this fire season include:

- Community Wildfire Preparedness Planning
- Home Ignition Zone Inspection Updates
- Forest Health initiatives
- Neighborhood Wildfire Risk Assessment – is it coming our way?
- NOAA's Fire Weather Research Updates
- Colorado Wildfire Planning and Recovery Playbook Updates
- Post wildfire debris flows
- Ember proofing for less than \$500
- Tracking wildfire resilience in Colorado
- Xcel Public Safety Power Shutoff's what to expect and when

WRW: Wildfire Ready Watershed Summit County

Wildfire Ready Watersheds is a grant based state-wide initiative sponsored by the Colorado Water Conservation Board. Summit County received a grant to work on a plan and there are further grants to implement the the plan.

- As with FEMA, WBMD must be on the list for any money to potentially flow our way.
- Ed Levy and Lisa Lewis have been attending all/most Zoom and all in- person meetings.
- Our emergency egress bridge has risk to wash out as a post wildfire event. Bridge improvement is on the list of projects. That said, there are many far bigger projects impacting a lot more people and infrastructure in the county, so our bridge is low on the list – but at least WBMD has a place on the list!

Blue River Watershed Group (BRWG)

The Blue River Watershed Group is leading the Wildfire Ready Watershed Summit County Project. They have announced that entities can still do projects with them (BRWG) even if not on the WRW project list. They have asked about potentially helping WBMD with wetland and riparian area restoration projects.

Colorado State Forest Service (CSFS)

Troy Peterson and Lisa Lewis have discussed a Healthy Forest project with CSFS. They are interested in performing a forest inventory and then healthy forest management plan. Troy Peterson will be our point of contact with the CSFS.

CSFS has offered to help with our Community Wildfire Protection Plan but cannot engage with us until 2027 due to the pine beetle invasion along I-70 in Jefferson and Clear Creek Counties.

United States Forest Service (USFS)

While there are no projects on the table with the USFS, WBMD continues to maintain good relations. The llamas may be coming back this summer!

Colorado Resiliency Office (CRO):

The CRO has resilience planning assistance. Our biggest hurdle has been and remains whether the Resiliency Office will recognize WBMD as a local government. The CRO currently recognizes county and municipal governments . The Colorado Resiliency Framework was updated in 2025 and like FEMA, conducted stakeholder meetings.

It's hard to know where the CRO efforts will lead. The CRO monthly newsletter has a funding resources page updated monthly that we follow.

Fire Learning Network (FLN):

The Fire Learning Network is a national collaboration of Fire Entities who share stories, information, and resources. FLN created the Fire Adapted Communities Wheel Infographic.

FLN has recently completed significant work to make the original Fire Adapted Communities Wheel customizable to individual local governments. We will work on a wheel specific to WBMD for our Community Wildfire Protection Plan (CWPP).

Firewise is recertified for 2026. The certificate is posted on WBMD website.

- One condition for recertification is helping another community start/implement Firewise. Lisa met with the Mesa Cortina Metro District in 2025; and working with the Eagles Nest HOA in 2026.
- Ed and Lisa believe that we need to work on more robust reporting on individual parcels as that data will be necessary/useful for our CWPP.

- Ed Levy has been active in our newsletter campaign. We have a list of future topics that may change after the Colorado Wildlands Fire Conference – but please expect several newsletters in the next few months.

GIS Inventory Mapping:

WBMD has engaged WRA Consultants to build up our GIS mapping and database. WRA has sole control of the ArcGIS mapping to avoid too many hands in the data

- JVA Engineering and ORC Water has view-only access, and are working with WRA to load their datasets to our inventory maps.
- Our mapping will soon include
 - What sections of the waterline were replaced and when...
 - What tracts of WBMD land received fuels reduction mitigation and when,
 - Culvert, well, etc. maintenance, replacement, etc.
- We hope to add habitat inventory: wetlands, riparian, wildlife migration, pollinator habitat, and other wildlife biological to help us better communicate and manage our public lands.
- We are working to map our watershed drainage/directional flows to support any restoration/rehabilitation plans as they evolve.

NRCS: Natural Resources Conservation Service

We requested to meet with our field officer regarding habitat enhancement and soil health. Per their website, the NRCS may also provide “free” consultation services regarding creating an overall conservation plan. NRCS also has grant programs which will be explored.

NEXT STEPS: Items that will require funding:

1) A Community Wildfire Protection Plan (CWPP) incorporates our infrastructure and habitat. Consultant assistance will be necessary to help us organize and complete a wildfire action plan for WBMD assets. We have had preliminary discussions with CFS and Firebreak, LLC. We are searching for help from non-profit agencies too. A CWPP will cover

- Properties at risk and risk mitigation actions (barn, water system, etc)
- Roadways: emergency ingress and egress maintenance
- Interaction with County Firefighting agencies

2) A Wildlife Biologist needs to be engaged to help with next steps in habitat mapping. Mapping should include but will not be limited to:

- Waterways, watershed, riparian areas
- Elk migration patterns and needs
- A review of plant species and potential for pollinator support. Pollinator support consultation may also be coordinated with the NRCS, which also has pollinator support programs.
- Consult with NRCS on any soil and habitat conservation action items

Annex K: WILLOW BROOK METROPOLITAN DISTRICT

K.1 Community Profile

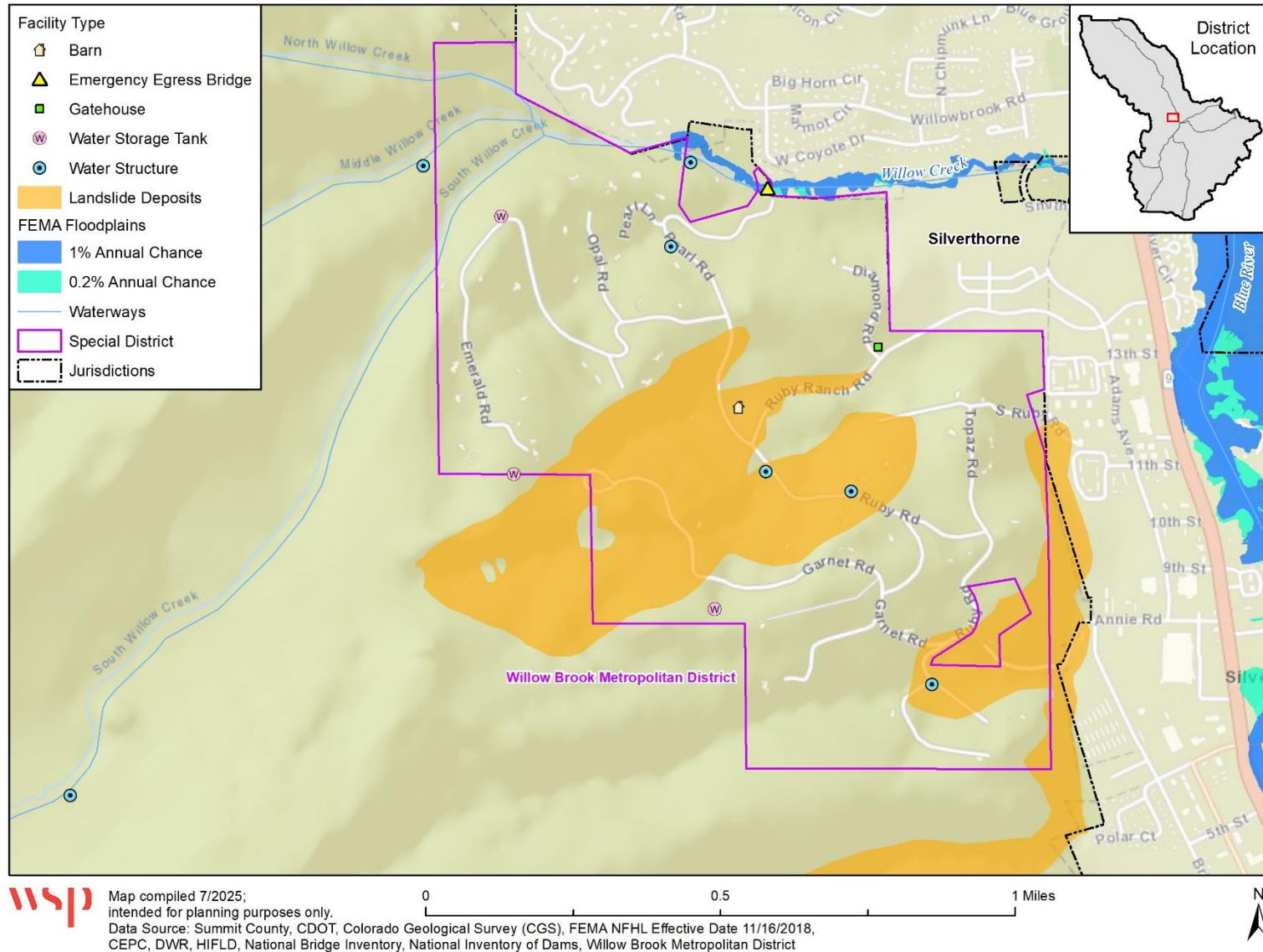
Willow Brook Metropolitan District (WBMD) is a special district in Summit County, located north of Silverthorne. The District operates under the direction of a five-person, elected Board of Directors. Funding for the Metro District comes for the collection of property taxes as well as through quarterly invoices to homeowners for water usage. WBMD provides the following services to the district:

- Water
- Trash removal and recycling
- Road, gate, and bridge maintenance, signage, and snow removal
- Land management: hazardous fuels removal, haying operation, open lands, fencing

Financial and legal records are maintained by a district manager. Records can be obtained from the manager through a simple email request. The District is managed by CRS of Colorado under the supervision of the elected Board of Directors. The Board holds regular meetings supported by the District Management. Meeting schedules and related information are available on the Meetings page. Information about board member elections is available on the Elections page.

The District operates under the direction of an elected Board of Directors that sets policy decisions. The District serves over 51 properties located on approximately 600 acres. Figure K-1 shows the location of the Willow Brook Mountain Metropolitan District as well as all available local hazards.

Figure K-1 Willow Brook Metro District and Local Hazards



K.2 Hazard Identification and Profiles

Representatives of the Willow Brook Metropolitan District identified the hazards that affect the District and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the district (see Table K-1 Willow Brook Metropolitan District—Hazard Summary). In the context of the countywide planning area, there are no hazards that are unique to the Willow Brook Metropolitan District.

Table K-1 Willow Brook Metropolitan District—Hazard Summary

Hazard Type	Geographic Location	Probability of Future Occurrence	Magnitude/Severity	Overall Significance
Avalanche	Isolated	Unlikely	Negligible	Low
Dam Incidents	Isolated	Unlikely	Negligible	Low
Drought	Large	Likely	Critical	High
Earthquake	Isolated	Occasional	Limited	Low
Erosion/Deposition	Isolated	Unlikely	Negligible	Low
Flood	Isolated	Unlikely	Negligible	Low
Hazardous Materials Release (Transportation)	Isolated	Unlikely	Negligible	Low
Landslide, Mudflow/Debris Flow, Rockfall	Large	Occasional	Limited	Medium
Lightning	Isolated	Highly Likely	Limited	Medium
Pest Infestation (Forest and Aquatic)	Large	Highly Likely	Critical	High
Severe Winter Weather	Large	Likely	Limited	Low
Wildfire	Large	Occasional	Critical	High
Wildlife-Vehicle Collisions	Small	Likely	Negligible	Low
Windstorm	Large	Likely	Limited	Low

Note: See Section 3.2 of the HIRA document for definitions of these hazard categories.

Information on past events for each hazard can be found in Section 3.2 Hazard Profiles of the main plan.

K.3 Vulnerability Assessment

The intent of this section is to assess Willow Brook Metropolitan District’s vulnerability separate from that of the planning area as a whole, which has already been assessed in Section 4.2 Vulnerability Assessment of the main plan. This vulnerability assessment analyzes the population, property, critical facilities, and other assets at risk for the more significant hazards or where available data permits a more in-depth analysis. For more information about how hazards affect the County as a whole, see Chapter 3 Risk Assessment of the Base Plan.

K.3.1 District Asset Inventory

The Willow Brook Metropolitan District identified the following critical assets, which were analyzed for vulnerability to various hazards. The results are shown below in Table K-2. No assets were identified as being at risk of avalanche, dam inundation, or flood.

Table K-2 Hazard Analysis of Willow Brook District Assets

Lifeline	Type	Landslide	Wildfire Risk	WUI Risk	Replacement Cost
Transportation	Emergency Egress Bridge	-	High	Highest	-
Safety and Security	Gatehouse	-	High	Moderate	\$250,000
	Barn	At Risk	High	Moderate	\$650,000
Water Systems	Well #2	At Risk	High	High	\$250,000
	Water Interconnection	At Risk	High	Highest	\$1,275,000
	Well #3	-	High	Highest	\$250,000
	Water Diversion Headgate	-	High	Highest	\$150,000
	Water Storage Tank	-	High	Highest	\$500,000
	Water Diversion Headgate	-	Low	-	\$150,000
	Water Storage Tank	-	High	Highest	\$500,000
	Water Storage Tank	-	Moderate	Moderate	\$500,000
	Well #1	At Risk	High	Highest	\$250,000
	Water Diversion Headgate	-	High	-	\$150,000

Source: Summit County, Willow Brook Metropolitan District, WSP Analysis

For additional information on the definitions behind each critical facility category, source, and other details refer to Section 3.3.2 of the Base Plan.

K.3.2 Vulnerability by Hazard

This vulnerability section analyzes existing and potential future risk to hazards deemed significant for the District. Vulnerability details for all hazards other than Wildfire are often difficult to compile or estimate for specific communities and are already sufficiently described in Section 3.3.3 of the Base Plan.

Avalanche

While Summit County as a whole has ranked Avalanche as a high significance hazard, WBMD has very little exposure to avalanche and no past history of damaging avalanches impacting the district. The district has therefore rated this hazard as low significance.

Dam Failure

Willow Brook Metropolitan District has a much lower exposure to dam inundation than the County as a whole, and therefore ranking this hazard as low significance. Details can be found in Appendix H (not for public release.)

Drought

Willow Brook Metropolitan District rates drought as a high significance hazard and notes that a drought could greatly impact their drinking water supply.

Flood

Mapped floodplains in and near Willow Brook Metropolitan District can be seen in Figure K-1. While Summit County ranked flood as high risk, the district has significantly less exposure and therefore rated flood as low risk.

Landslide, Mud Flow/Debris Flow, Rockfall

Mapped landslide/rockfall deposits in and near Willow Brook Metropolitan District can be seen in Figure K-1. The landslide hazard is rated with critical severity as Well #2 is in the middle of the larger landslide area, indicated on Figure K-1.

Lightning

The Willow Brook Metropolitan District rated lightning as having a medium overall significance, along with the county. The HMPC noted that the Willow Brook water system depends on electricity and internet to function, meaning a power outage would also impact the water system.

Pest Infestation (Forest and Aquatic)

The Willow Brook Metropolitan District rated pest infestation as having a medium overall significance, along with the county. The HMPC noted that an infestation of pine beetles would be devastating as the forests within the district are older pine trees which are highly susceptible to attacks. Additionally, the district has at least 56 acres of wetlands to preserve from aquatic pests.

Wildfire

General Property

Wildfire threat was estimated from the County's Wildfire Protection Assessment Rating layer, which breaks up areas into Lowest, Low, Medium, High, and Highest ratings. This wildfire layer was used in GIS to determine the number, type, and improvement values for properties found to overlap with them and hence estimate potential property risk to wildfire threat in the Willow Brook Metropolitan District. For the purposes of this analysis, the wildfire zone that intersected a parcel centroid was assigned as the threat zone for the entire parcel. Improvement values were then summed by wildfire rating area and then sorted by parcel type. Property improvements and estimated content values were then totaled to arrive at the Total Value column, which is also the estimated potential loss as wildfires typically result in complete loss to structure and contents.

The HMPC notes that From 2006 – 2020, WBMD and its private owners had matched Summit County Wildfire Grants for Hazardous Fuels removal projects:

- From 2006-2011, WBMD and homeowners used matched grant funding and private funds for hazardous fuels reduction projects.
- In 2019 WBMD used matched grant funding to complete a fire hydrant project bringing fire hydrants within 1,000 feet of each home. In 2023, Summit Fire and EMS received an ISO rating of 2 for the district.

- In 2020 WBMD joined Fire Adapted Communities National Learning Network
- In 2022, WBMD (aka "Ruby Ranch") received its Firewise™ National Recognition and has maintained this recognition yearly. Our community receives regular Wildfire Ready/Firewise updates from our Firewise™ volunteers.
- In 2022, WBMD completed a large hazardous fuels mitigation project within the Eagles Nest Wilderness Area that was a coordinated effort between Summit County, Summit County Wildfire Council, USFS, and State and National Political Support.
- In 2023, an interconnect water system was completed as well as a full update of our water delivery system throughout the district that now provides sufficient water pressure (and more reliable, updated water delivery system) to adequately pressurize our fire hydrants.
- In 2023 WBMD joined Fire Adapted Colorado Communities

Wildfire risk areas for the Willow Brook Metro District are displayed below in Figure K-2. Most of the District has a high risk of wildfires, with a small section consisting of private ranch having low risk. Figure K-3 Willow Brook Metropolitan District Wildland Urban Interface Risk Figure K-3 below shows areas in the district within the Wildland Urban Interface (WUI). With the district so secluded to forested areas and all developments within them, a majority of the district is at the highest risk within the WUI. This means a wildfire of any kind could be catastrophic to the District.

Figure K-2 Willow Brook Metropolitan District Wildfire Risk

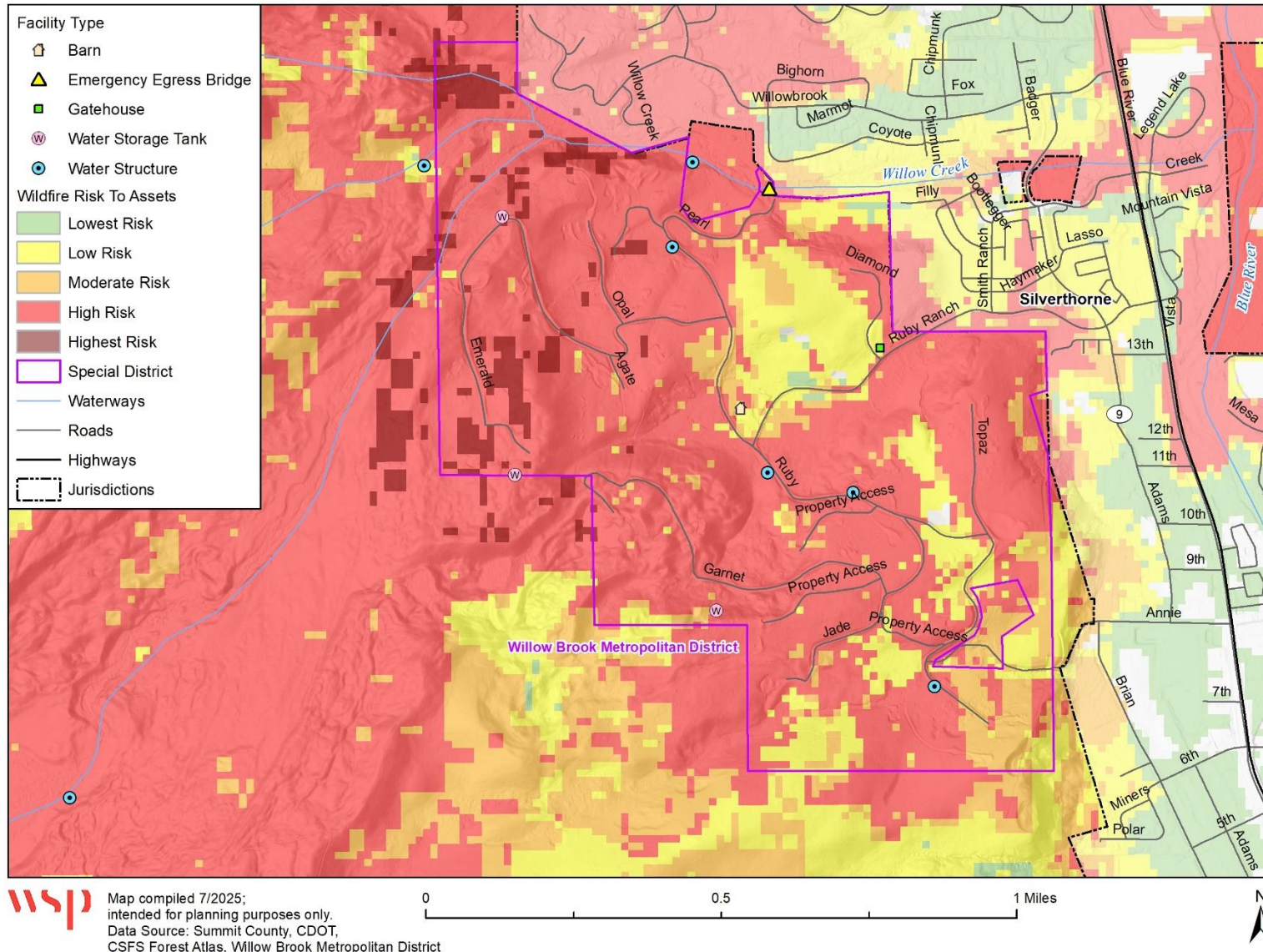
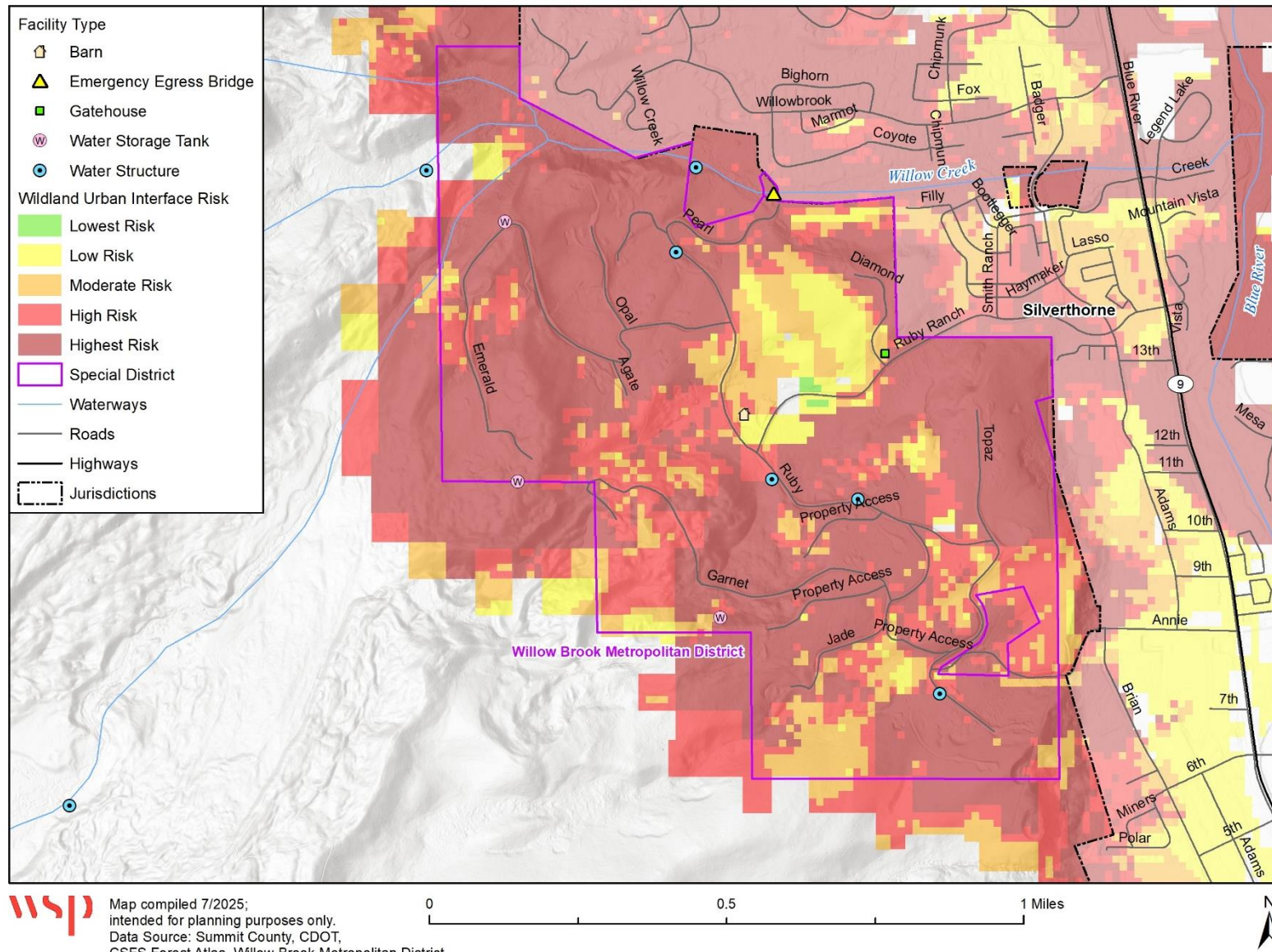


Figure K-3 Willow Brook Metropolitan District Wildland Urban Interface Risk



People

Although a majority of the district is open space with few structures, the people living within this area are at risk of smoke inhalation and if any area of Silverthorne were to have a fire.

Economy

Tourism, the accommodation and food services industry (e.g. hotels and restaurants), and retail are major components of Summit County's economy, and the district's as well. Wildland fires can, for example, lead to significant tourism reductions due to health and safety concerns, causing lost revenues from lack of visitation, stays in hotels, spending on restaurants and other commerce sources, and more.

Historical, Cultural, and Natural Resources

Wildfires are a common and naturally occurring phenomenon in forested areas and can benefit forest health in many respects. But the climate change trend which is leading to hotter, more widespread, and destructive fires can make it more difficult for the environment to recover, and lead to increased flood runoff or other secondary/cascading hazards. This can severely impact water quality and watershed health for years after the fire.

With regards to historic or cultural structures and resources, wildfires would affect those in similar ways as general property and critical facilities/infrastructure, having the potential for burn downs and hence possible complete loss of important natural resources in the District and nearby areas.

K.3.3 Growth and Development Trends

The Willow Brook Metro District has been characterized by its establishment as a low-density, large-lot residential community. The district includes 51 properties throughout 600 acres, with each lot ranging from 5 to 17 acres. The district aims to have open space and rural character, with no major commercial or dense residential development within the district.

K.4 Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. The capabilities assessment is divided into four sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, and mitigation outreach and partnerships.

K.4.1 Regulatory Mitigation Capabilities

Regulatory mitigation capabilities include the planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities. WBMD is governed under the policies and programs of Summit County, including its building codes and land use planning. The following table lists planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities and indicates those that are in place in WBMD.

Table K-3 Regulatory Mitigation Capabilities

Plan/Regulatory Tool	Yes/No	Comments and Changes for 2025
Building Codes	No	We utilize Summit County Building Code
BCEGS Rating	No	Summit County
Capital Improvements Program (CIP) or Plan	No	In development
Community Wildlife Protection Plan (CWPP)	No	In development
Comprehensive, Master, or General Plan	No	In development
Economic Development Plan	N/A	
Elevation Certificates	No	
Emergency Operations Plan	N/A	?
Erosion/Sediment Control Program	No	
Floodplain Management Plan	No	Irrigation ditches & headgate diversions are mapped
Flood Insurance Study	No	
Growth Management Ordinance	N/A	
Hazard-Specific Ordinance or Plan (Floodplain, Steep Slope, Wildfire)	No	In development
Site Plan Review Requirements	Yes	Architectural review committee
Stormwater Program, Plan, or Ordinance	No	In process (i.e. culverts)
Zoning Ordinance	Yes	We utilize Summit county Ordinance

K.4.2 Administrative/Technical Mitigation Capabilities

The table below identifies the personnel responsible for activities related to mitigation and loss prevention in the District.

Table K-4 Administrative and Technical Mitigation Capabilities

Personnel Resources	Yes/No	Comments and Changes for 2025
Emergency Manager	Yes	President Of WBMD Board
Floodplain Administrator	N/A	
Community Planning	Yes	WBMD Board with community volunteers
Planner/Engineer (Land Development)	No	Land conservation plan in progress, working with CPW, wildlife biologist; hoping to bring in neighborhoods next to us.
Engineer/Professional (construction)	N/A	
Resiliency Planner	Yes	Community volunteers with Metro District Board
Transportation Planner	No	
Full-Time Building Official	No	Architectural Review Committee
GIS Specialist and Capability	No	In progress of bringing someone on
Grant Manager, Writer, or Specialist	No	Community volunteers
Warning Systems/Services	No	
<ul style="list-style-type: none"> • Flood 		Summit County Alerts
<ul style="list-style-type: none"> • Wildfire 		Summit county Alerts
<ul style="list-style-type: none"> • Tornado 		Summit County Alerts
<ul style="list-style-type: none"> • Geological 		Summit County Alerts

K.4.3 Fiscal Mitigation Capabilities

Fiscal mitigation capabilities are financial tools or resources that WBMD could or already does to fund mitigation activities. WBMD raises tax questions and uses long term loan products available to special districts to cover mitigation activities and projects.

Table K-5 Fiscal Mitigation Capabilities

Financial Resources	Available To Use	Have Used in the Past	Comments and Changes for 2025
Levy Taxes for Specific Purposes with Voter Approval	Yes	Yes	
Utilities Fees	Yes	Yes	Water utility fee update 2025
System Development/ Impact Development Fees	No	No?	
General Obligation Bonds to Incur Debt	No	No	
Special Tax Bonds to Incur Debt	No	Yes	
Withheld Spending in Hazard-Prone Areas	No		
Stormwater Service Fees	No		
Capital Improvement Project Funding	No	Yes	May be available 2025-2026
Community Development Block Grants	No		
Other? WBMD Charity Fund For Conservation	Yes	No	03/2025

K.4.4 Educational and Outreach

Table K-6 identifies education and outreach programs that are in place or could be used in the future to carry out mitigation activities and communicate information about hazards.

Table K-6 Education and Outreach Capabilities

Education & Outreach Resources	Yes/No	Comments and Changes for 2025
Hazard Awareness/Education Campaigns		
• Firewise	Yes	Newsletters & communications, expanding into resilience
• Storm Ready	No	Rely on county alerts
• Severe Weather Awareness Week	No	N/A or rely on county
• School programs	No	N/A
Methods Used to Communicate Hazard Information to the Public		
• Local News	N/A	We may direct HOA to look at various Summit Daily news articles
• Social Media	N/A	
• Community Newsletters	Yes	
• Utility Bill Inserts	No	
• Community Events	Yes	HOA meetings, chipping program,
• Other		The HMPC is exploring other ways to communicate emergencies to the community (text, social media, etc.)
Organizations that represent or work with underserved or vulnerable communities		

Education & Outreach Resources	Yes/ No	Comments and Changes for 2025
• American Red Cross	No	
• Salvation Army	No	
• Veterans Groups	No	
• Seniors Groups	No	
• Groups for People With Disabilities	No	
• Environmental/Conservation Groups	No	
Business Groups, Academia, Other		
• Chamber of Commerce	No	
• Community Organizations (Lions, Kiwanis, etc.)	No	
• Homeowner/Neighborhood Associations	Yes	
• Universities or Community Colleges	No	
• Agricultural Extension Office	Yes	CSU Extension has been used/USFS & State Forest Service

The HMPC notes that for elderly, disabled, and low-income, or under-served populations are going to be more susceptible to issues during emergencies due to lack of technical skills (cell phones and notifications), egress, and education of these events and what to do. The HMPC suggests the county mail homeowner’s evacuation routes and emergency contact information.

K.4.5 Mitigation Outreach and Partnerships

Other mitigation related activities include the following:

- The district works with the Summit Wildfire council, Summit Fire + EMS, Blue River Watershed Group, the forest service and local towns and districts to collaborate on events and planning for future events.
- Partnership efforts, including a 900-acre fuel break created by the U.S. Forest Service around a subdivision near the Willow Brook Metropolitan District, have resulted in demonstrated mitigation success within the County. The project was tested in June 2018 and helped to reduce damages from the Buffalo Mountain Fire.
- Since 2021, quarterly newsletters include fire safety, wildfire mitigation, and emergency preparedness information.
- The District has worked with property owners since 2005 to provide assistance with the removal of beetle-infested and dead trees to improve forest health and reduce wildfire risk. Over 4,000 trees have been removed.

K.4.6 Past Mitigation Efforts

Fuels reduction projects within the District – nearly 20 years of matched grants between the District and the Summit County Wildfire Council, individual matched grants with the Summit County Wildfire Council, yearly high participation with the Summit County Free Chipping Program; and the District’s 200’ hand cut and stacked fuels reduction project within the Eagles Nest Wilderness Area in 2022.

The District continues to maintain all prior treated areas by managing regrowth rather than wait for these areas to fill in again with too many closely spaced lodgepole pine.

The district has installed more accurate water meters, and a new water rate system was created in 2025 to improve water conservation efforts. The district also installed a water interconnect system between the north and south ends of our community.

HMPC noted that Willow Brook Metro District partnered with the USFS and Summit County to perform a 'once in a lifetime' hazardous fuels reduction project within the boundaries of the Eagles Nest Wilderness Area. Because it was within a congressionally designated Wilderness Area, the work was performed by hand, using hand saws, to clear a 200' fire break along the southern and western borders. Also, the District mentioned that they are working on a comprehensive long-term vision plan that incorporates the following:

- Conservation of land, water, and habitat in the area. The district has nearly 675 acres of private and community land and forest, wetlands, and their haying operation.
- Resiliency of infrastructure. The district has its own water system, roads, etc.

K.4.7 Opportunities for Enhancement

The Willow Brook Metropolitan District volunteers and Board note that they have learned a lot about hazard mitigation by participating in the water meter installation project, as well as the Summit County Wildfire Ready Watershed Project and Colorado Resiliency Office 2025 framework process. The HMPC notes that they see many opportunities to enhance the overall master plan that will align the land and water conservation strategy with the wildfire mitigation strategy and now the county's multi-hazard plan. Benefits of the comprehensive plan are imbedded in better planning overall so that capital costs can be better timed to align with district needs.

Other capabilities that could be improved or expanded on to reduce risk from hazards include:

- Improve documentation of culverts, water supply/wells, ditches and headgates to help better understand threats and opportunities.
- More funding will be needed to maintain private and open lands that have been mitigated for hazardous fuels.
- Continue to work heavily with Summit County Fire & EMS

K.5 Mitigation Strategy

K.5.1 Mitigation Goals and Objectives

The Willow Brook Metro District adopted the hazard mitigation goals and objectives developed by the HMPC and described Chapter 4 Mitigation Strategy.

K.5.2 Progress on Previous Mitigation Actions

As a newly participating jurisdiction for the 2025 Plan, all actions in Table K-7 are new.

K.5.3 Identification and Analysis of New Mitigation Actions

The natural and human caused hazards identified in Section 4 Risk Assessment of the base plan were evaluated to identify and select mitigation actions to support the mitigation goals and objectives described in Section 5.2 of the base plan. While the LPT focused primarily on addressing high and medium hazards, individual mitigation actions were also suggested for the low priority hazards. The LPT identified the following actions to mitigate risk in the jurisdiction. These actions are intended to address both existing and potential future hazards in the jurisdiction. There are six high priority and 4 medium priority actions added.

K.5.4 Mitigation Actions

The Willow Brook Metropolitan District implemented 10 new mitigation actions during the 2025 update as shown in Table K-7.

The district identified and prioritized the following mitigation actions based on the risk assessment. Background information on how each action will be implemented and administered, such as ideas for implementation, responsible agency, potential funding, estimated cost, and timeline also are included.

Table K-7 Mitigation Actions for Willow Brook Metro District

ID	Description	Hazard(s) & Category	Goals	Lead Agency & Partners	Cost Estimate & Potential Funding	Priority	Timeline	Status & Implementation Notes
WBMD 1	Comprehensive Action Plan. A detailed comprehensive plan integrates multi-hazard preparedness and resilience strategy with land/water stewardship goals. The process brings data to inform prioritization of projects, Benefit/Cost Analysis, and capacity/capital needed to complete these projects.	Drought, Landslide, Lightning, Pest Infestation, Severe Winter Weather, Wildfire, Windstorm	1, 2, 3, 4	Willow Brook Highlands and Meadows subdivisions. Colorado Department of Parks and Wildlife, Colorado State Forest Service, US Forest Service, Summit County Wildfire Council, other landowners to the north of us.	\$175,000. WBMD Tax Revenue	High	2 years	Engage partners within each area to make sure each area is well-studied and thought through with all other threats and opportunities in mind. We have created a charity/donation fund for homeowners to contribute toward this plan. We also passed a tax question to raise money to start working on this plan.
WBMD 2	Backup Power Supply for Water Distribution System. Long term power outages will have a direct impact on both water supply and delivery. Our project would first start with exploring all forms of backup power to our system before implementing. Goal is to eventually implement a system.	Landslide, Lightning, Wildfire, Severe Winter Weather, Windstorm	1, 2, 3, 4	Xcel Energy, Town of Silverthorne, Summit County	\$700,000. Willow Brook Metropolitan District and grants or low interest loans as available	High	1 year	Explore solar backup with battery systems, other renewable energy supplies, and backup natural gas driven generators versus petroleum based mobile generator
WBMD 3	Water Supply. In the event that wildfire, drought or landslide cripples our water sources, we must identify a backup water solution. We have an alluvial aquifer, which is shallow.	Drought, Wildfire, Landslide	1, 2, 3, 4	Colorado Water Conservation Board, Wildfire Ready Watershed Summit County, Colorado Department of Public Health and Environment Source Water Action Plan, Colorado Resiliency Office, USFS	\$50,000. Willow Brook Metropolitan District, grant or low interest loans as available	High	2 years	We will study water systems – both our current state and for any potential changes/improvements we can make to our system. Increase community water conservation awareness.
WBMD 4	Road Erosion and Drainage Improvements. WBMD manages	Wildfire, Landslide,	1, 2, 3, 4	Summit County, FEMA Hazard	Past work was done at a cost of \$30,000	Medium	3 years	WBMD manages approximately 9 miles of dirt roads. Washouts,

ID	Description	Hazard(s) & Category	Goals	Lead Agency & Partners	Cost Estimate & Potential Funding	Priority	Timeline	Status & Implementation Notes
	approximately 9 miles of dirt roads. Washouts, erosion can create threats to life; but there must be a sensitivity to habitat and wetland maintenance.	Severe Weather		Mitigation Planning Partners	per culvert placed/replaced or drainage system installed. WBMD tax revenues and any available grant/low interest loan programs			erosion can create threats to life; but there must be a sensitivity to habitat and wetland maintenance.
WBMD 5	Emergency Evacuation Plan. Closure of I-70 anywhere along the mountain corridor can cause traffic standstill for hours in Summit County. Improved public awareness of backup evacuation routes and the importance of leaving early to avoid traffic education.	Wildfire, Winter Weather	1, 2, 3,	Town of Silverthorne, Colorado State Patrol, Summit County Sheriff, Town of Silverthorne Police	Minimal. Willow Brook Metropolitan District	Medium	Continual - due to its importance, it will be a constant effort	Leave Early Campaign, Neighbors helping neighbors (pick up kids, pets, elderly/disabled) in case of emergent evacuation needs, maps
WBMD 6	Emergency Egress Road and Bridge Maintenance. Our emergency egress bridge spans a wetlands area yet is at 1% annual risk for flooding. This bridge provides emergency egress for WBMD residents and potentially for Willow Brook area neighbors.	Wildfire, Winter Weather, Flood	1, 2, 3, 4	Wildfire ready Watershed Summit County, County Roads and Bridges Engineering	Too early to define. Willow Brook Metropolitan District	Medium	Ongoing project to maintain flow	Engage water engineers, Wildfire Ready Watershed Summit County to see if modifications to the bridge are necessary and implement necessary changes, Monitor water flow and remove obstructions to prevent backup/overflow.
WBMD 7	Road maintenance plan. We have one person who maintains our roads and two others who can serve as backup drivers for our road equipment. Regular training for backup drivers may be evaluated as well as working with the Town of Silverthorne for additional equipment and operators in case of severe road damage.	Severe Winter Weather, Wildfire, Landslide	1, 2, 3, 4	Town of Silverthorne, Summit County Roads and Bridges	Undetermined at this time. Willow Brook Metropolitan District	High	2 years	Add other backup drivers, regular training for backup drivers, consider policy for new employees to constantly monitor and maintain the condition of road throughout the year

ID	Description	Hazard(s) & Category	Goals	Lead Agency & Partners	Cost Estimate & Potential Funding	Priority	Timeline	Status & Implementation Notes
WBMD 8	Land and Water Conservation Plan. WBMD has threatened and endangered species within its boundaries, elk and moose migration and calving areas, as well as several wetland areas. Protection of our land, water, and natural species will help us maintain forest and water health. Mitigate our noxious weeds. Incorporate this plan into our master plan.	Drought, Wildfire, Landslide, Windstorm	1, 2, 3, 4	Colorado State Forest Service, Colorado Parks and Wildlife, Conservation Biologists and Legal Experts, Summit County Open Space, US Forest Service, Summit County, Town of Silverthorne	\$75,000. Willow Brook Metropolitan District	High	2 years	Engage conservation experts to align our resilience planning with conservation goals
WBMD 9	Forest Health. Having a healthy forest means a resilient natural landscape to all of the above hazards.	Drought, Wildfire, Windstorm, Pest Infestation, Lightning	1, 2, 3, 4	CSU Extension, CSFS, Conservation Biologists, Town of Silverthorne, Summit County Forest Health, Summit County Wildfire Council	\$75,000. Willow Brook Metropolitan District, Grants and Low interest loans as available	High	5 years	Working with CSU-Extension, CSFS, Conservation biologists, BLM to create as healthy of a forest as possible that can be more resilient to pests and other hazards listed above. Firewise, chipping program, managing regrowth. Maintain wetlands.
WBMD 10	Water Diversion Plan. Water diversion headgates for our haying operation are within the Eagles Nest Wilderness Area and are vulnerable to shifts in Willow Brook flow due to wildfire or landslide	Landslide, Windstorm, Wildfire	1, 2, 3, 4	Wildfire Ready Watershed Summit County, USFS, Denver Water, Colorado Water Conservation Board, Colorado Department of Public Health and Environment	\$50,000 planning and \$150,000 for headgate replacement. Willow Brook Metropolitan District and potential grants (will be a part of our master plan planning for resiliency)	Medium	2 years	Work with Wildfire Ready Watershed Summit County to assess risk for Willow Brook to change flows following the above hazards, plan for costs to move a diversion headgate within a Congressionally Designated Wilderness Area that allows only hand work and no mechanized transportation of equipment needed to rebuild a headgate (3 total)

K.6 Implementation and Maintenance

Moving forward, the District will use the mitigation action worksheets in the previous section to track progress on implementation of each project. Implementation of the plan overall is discussed in Chapter 5 in the Base Plan.

K.6.1 Incorporation into Existing Planning Mechanisms

The information contained within this plan, including results from the Vulnerability Assessment and the Mitigation Strategy, will be used by the Metropolitan District to help inform updates and the development of District plans, programs and policies.

Integration of 2020 Plan into Other Planning Mechanisms

The WBMD did not integrate the 2020 risk information into current planning or regulation documents, but it did give a general awareness of the District's vulnerabilities to natural hazards and the need of mitigation projects to protect the District's critical facilities and lessen the impacts of hazard events.

Process Moving Forward

Moving forward, the District may use the vulnerability information to understand the hazards that pose a risk and the specific vulnerabilities to the jurisdiction in future capital improvement planning for the District. The County Planning and Building Department may utilize the hazard information when reviewing a site plan or other type of development applications within the boundaries of the Willow Brook Metropolitan District area.

As noted in Chapter 5 Plan Maintenance, the HMPC representatives from the Willow Brook Metropolitan District will report on efforts to integrate the hazard mitigation plan into local plans, programs and policies and will report on these efforts at the annual HMPC plan review meeting.

K.6.2 Monitoring, Evaluation and Updating the Plan

The Willow Brook Metropolitan District will follow the procedures to monitor, review, and update this plan in accordance with Summit County as outlined in Chapter 5 of the Base Plan. The District will continue to involve the public in mitigation, as described in Section 5.4 of the Base Plan. The District Manager will be responsible for representing the Metropolitan District in the County HMPC, and for coordination with County staff and departments during plan updates. The Willow Brook Metropolitan District realizes it is important to review the plan regularly and update it every five years in accordance with the Disaster Mitigation Act Requirements.

K.6.3 Continued Public Involvement

The Willow Brook Metropolitan District will follow the strategy for ongoing public education and outreach outlined in Section 6.4 of the Base Plan. The District will also pursue the following public engagement activities:

- The Willow Brook Metropolitan District President now attends Owner Association Meetings to give updates and receive feedback

- The district publishes at least quarterly newsletters that are pushed to the public and posted on the website immediately
- Board meeting minutes are published to the district website within 10 days of their approval.

Appendix B: Sample Adoption Resolution

(LOCAL GOVERNMENT, INCLUDING SPECIAL DISTRICTS), (STATE)

RESOLUTION NO. _____

A RESOLUTION OF (LOCAL GOVERNMENT) ADOPTING THE (TITLE AND DATE OF MITIGATION PLAN)

WHEREAS the (local governing body) recognizes the threat that natural hazards pose to people and property within (local government); and

WHEREAS the (local government) has prepared a multi-hazard mitigation plan, hereby known as (title and date of mitigation plan) in accordance with federal laws, including the [Robert T. Stafford Disaster Relief and Emergency Assistance Act](#), as amended; the [National Flood Insurance Act of 1968](#), as amended; and the [National Dam Safety Program Act](#), as amended; and

WHEREAS (title and date of mitigation plan) identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in (local government) from the impacts of future hazards and disasters; and

WHEREAS adoption by the (local governing body) demonstrates its commitment to hazard mitigation and achieving the goals outlined in the (title and date of mitigation plan).

NOW THEREFORE, BE IT RESOLVED BY THE (LOCAL GOVERNMENT), (STATE), THAT:

Section 1. In accordance with (local rule for adopting resolutions), the (local governing body) adopts the (title and date of mitigation plan). While content related to (local government) may require revisions to meet the plan approval requirements, changes occurring after adoption will not require (local government) to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by a vote of ____ in favor and ____ against, and ____ abstaining, this ____ day of _____, _____.

By: _____ (print name)

ATTEST: By: _____ (print name)

APPROVED AS TO FORM: By: _____ (print name)



From: Carl Oppedahl carl@oppedahl.com
Subject: a web page that must be taken down immediately
Date: April 14, 2026 at 08:26
To: Randy Lewis randy_lewis@wbmetro.org

Randy, quite by chance today I stumbled upon a web page <https://www.willowbrookmetro.org/willow-brook-contact-card> . This page posts, for the world to see and copy, the neighbors-only password to the Ruby Ranch web site.


This is a very serious matter. There are neighbors who consented to their email addresses and family details being included in the password-protected portion of the Ruby Ranch web site. Had they known that the Willowbrook Metro District would post that password to the world, they might not have consented to providing their email addresses and family details.

I feel this amounts to a data breach. I welcome your thoughts as to what other choice there is but to inform the neighbors that their private information has been exposed.

Now I expect the password to the Ruby Ranch web site will need to be changed (again). It was changed a few months ago as a matter of routine, and will now need to be changed again.

The page also tells the world how to enter our gates, publishing the gate codes.

I am reporting this problem to you right now, as soon as I stumbled upon it, as it relates to that particular web page. But as best I can see, the problem extends beyond this particular web page. It appears someone has crafted a VCF file containing the password and gate codes, and has published the VCF file on other pages of the Willowbrook Metro District web site. I'd like a report from whoever administers the Willowbrook Metro District web site as to when this disclosure happened and which pages it was posted to. If visit logs are available, I'd like to know the log information, including numbers and dates of visits to the pages.

From: Trisha K. Harris tharris@wbapc.com 
Subject: RE: a web page that must be taken down immediately
Date: April 14, 2026 at 10:54
To: Randy Lewis randy_lewis@wbmetro.org
Cc: Sue Blair sblair@crsofcolorado.com

TH

Randy,

I reviewed the applicable statute (Section 24-73-101, C.R.S. through 24-73-103, C.R.S.)

I did access the HOA password-protected section to see what information is there. For those owners on the list, it looks like it includes their names, mailing address, home address, phone numbers and/or e-mail addresses. It is not the same information for each owner – it looks like it dependent on the information each owner provided.

With that said, the statute about protecting personal identifying information and disclosing breaches, requires governmental entities that maintain personal identifying information to have a policy about the destruction or disposal of documents containing personal identifying information (Section 27-73-101, C.R.S.). That section defines personal identifying information as a social security number; a personal identification number; a password; a pass code; an official state or government-issued driver's license or identification card number; a government passport number; biometric data, as defined in [section 24-73-103](#) (1)(a); an employer, student, or military identification number; or a financial transaction device, as defined in [section 18-5-701](#) (3). The information on the HOA's website doesn't include any of that type of information.

When it comes to notification of a breach (Section 24-73-103), a governmental entity that maintains "personal information" has to disclose any breach of that information. That section of the statute contains a different definition, and defines "personal information" as:

- (A)** A Colorado resident's first name or first initial and last name in combination with any one or more of the following data elements that relate to the resident, when the data elements are not encrypted, redacted, or secured by any other method rendering the name or the element unreadable or unusable: Social security number; driver's license number or identification card number; student, military, or passport identification number; medical information; health insurance identification number; or biometric data, as defined in subsection (1)(a) of this section;
- (B)** A Colorado resident's username or email address, in combination with a password or security questions and answers, that would permit access to an online account; or
- (C)** A Colorado resident's account number or credit or debit card number in combination with any required security code, access code, or password that would permit access to that account.

I don't think this fits into a breach. For one, the information is information that was obtained by the HOA, not the District. And, while the District did disclose the password for anyone to access the owner portion of the HOA website, that doesn't fit into (B) above as the password is not tied to any owner's username or e-mail address to access the private section, and the information that is then accessed doesn't fall into the definition of either personal identifying information under 27-73-101, C.R.S. or personal information under 24-73-103, C.R.S.

Given that, while I do think the district should remove that password from its site, as well as the gate code, I don't think this rises to the level of a security breach that must be disclosed to the owners.



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