

**WILLOW BROOK METROPOLITAN DISTRICT  
SPECIAL 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, May 1, 2026**  
**TIME: 3:00 PM**  
**PLACE: Virtual Meeting via Zoom**

***Join Zoom Meeting***

<https://us06web.zoom.us/j/85189382663?pwd=UFSAUT66k8RUBGDexzbBs2bTwKCl10.1>

**Meeting ID: 851 8938 2663**

**Passcode: 168334**

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***One tap mobile***

**+17193594580,,83499584396# US**

**+17207072699,,83499584396# US (Denver)**

**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](http://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
  
- II. DIRECTORS' ITEMS:
  - a. Review and Consider Approval of Resolution to Implement Water Rules (enclosure)
  
- III. 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.

**WILLOW BROOK METROPOLITAN DISTRICT**  
**SUMMIT COUNTY, COLORADO**

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**A RESOLUTION REGARDING DROUGHT CONDITIONS AND EMERGENCY WATER  
RESTRICTIONS FOR THE WILLOW BROOK METROPOLITAN DISTRICT FOR THE  
BALANCE OF CALENDAR YEAR 2026**

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**WHEREAS**, the District operates a domestic water distribution system (“System”) serving homes in the Ruby Ranch community in Summit County, Colorado; and

**WHEREAS**, pursuant to Section 32-1-1001(1)(m), C.R.S., the Board of Directors (“Board”) of the Willow Brook Metropolitan District (“District”) has the authority to adopt rules and regulations not in conflict with the Constitution of the State of Colorado and laws of the State of Colorado to carry on the business, objects, and affairs of the District, which includes the authority to regulate the use of water provided by the District to homes in the Ruby Ranch community; and

**WHEREAS**, the State of Colorado, particularly the Upper Colorado River Basin and Summit County, is experiencing significant, extreme drought conditions; and the District must abide by rules, regulations and requirements of the Colorado State Engineer’s office regarding the operation of its domestic water wells and its irrigation water diversions; and

**WHEREAS**, it is in the interest of public health, welfare and safety of the District and the District’s homeowners, residents, and taxpayers that the District maximize water conservation, limit homeowners’ and residents’ use of domestic water to interior health, safety and welfare uses, severely limit or prohibit more consumptive uses such as the filling of swimming pools or hot tubs, and prohibit all other uses including all outdoor watering, exterior washing, or similar outdoor uses.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Willow Brook Metropolitan District, Summit County, Colorado that:

- 1. Declaration of Emergency Conditions.** Under its rules and regulations, the District declares that the present drought conditions justify the declaration of emergency water use regulations and restrictions as set out below. This declaration shall remain in effect until December 31, 2026, or such other date as the Board of Directors may declare.

2. **Specific Restrictions.** The following restrictions are effective immediately:
- a. **No irrigation or outdoor uses.** District water cannot be used for irrigation of landscaping or other outdoor uses (e.g., car washing, outdoor washdowns, etc.) during the emergency period. This rule shall be strictly enforced. The Manager of the District may, after notice, suspend water service to any property until the next Regular or Special meeting of the Board for violations of this provision.
  - b. **Hot Tubs and Swimming Pools can be filled only with water bought outside of and hauled into the District.** Filling of hot tubs or swimming pools with District water is prohibited during the emergency period. Hot tubs or swimming pools within the District may only be filled by the homeowner buying and transporting water from outside the District. This rule shall be strictly enforced. The Manager of the District may, after notice, suspend water service to any property until the next Regular or Special meeting of the Board for violations of this provision.
  - c. **No wasteful use.** District water shall be used only for in-home beneficial purposes and shall not be wasted. Homeowners are strongly encouraged to use District water efficiently, and reduce uses where possible. The Manager of the District may, after notice, issue fines for to any property owner for the waste of District water up to \$1000 for the first violation, and doubling for each violation thereafter.

The Board may change these restrictions upon changes in drought conditions.

3. **Public Health and Safety.** The adoption of and/or re-affirmance of regulations is necessary for and promotes the public health, welfare and safety of the District and its inhabitants. It is reaffirmed that all regulations as set forth are effective as of May 1, 2026, and shall remain in effect until changed by the Board.
4. **Amendment.** The regulations shall remain in effect until further action by the Board of Directors.
5. **Rules and Regulations.** This Resolution shall supersede any contrary provision in the District's Rules and Regulations during the emergency period.

Adopted as of May 1, 2026.

WILLOW BROOK METROPOLITAN DISTRICT

By: \_\_\_\_\_  
C. Randel Lewis, President

Attest:

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Jim Hahn, Secretary/Treasurer