WILLOW BROOK METROPOLITAN DISTRICT

NOTICE AND AGENDA FOR A WORK SESSION

Board of Directors	Office	Term Expiration
Mat Sherwood	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: **Thursday, November 12, 2026**
TIME: **2:00 PM**
PLACE: **Virtual Meeting via Zoom**

Join Zoom Meeting
https://us06web.zoom.us/j/83662684270?pwd=3N62OWtYzfu2p38261eRz4boNaX5SP.1

Meeting ID: 836 6268 4270
Passcode: 393412

One tap mobile
+17193594580,,83662684270# US
+17207072699,,83662684270# US (Denver)

NOTE: THERE WILL BE NO PUBLIC COMMENT OR BOARD ACTIONS TAKEN DURING THE WORK SESSION

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

I. ADMINISTRATIVE MATTERS:
   a. Call to Order
   b. Declaration of Quorum

II. WORK SESSION ITEM:
   a. Review Proposed 2027 Budget

III. ADJOURNMENT

The next meeting of the Board of Directors of the Willow Brook Metropolitan District will be held on December 11, 2026. Official notice of this meeting will be provided.

WILLOW BROOK METROPOLITAN DISTRICT
GENERAL FUND
2027 PROPOSED BUDGET
WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2025 Actual Modified Accrual	2026 Budget Modified Accrual	Actual 9/30/2026 Cash Basis	2026 Estimated Modified Accrual	2027 Proposed Modified Accrual
REVENUES					
Conservation trust fund	$ 586	$ 500	$ 444	$ 500	$ 500
Interest	8,673	6,000	5,862	6,000	4,000
Miscellaneous	86	-	20,114	20,114	-
Property taxes	397,374	414,894	414,383	414,894	438,827
Specific ownership taxes	18,761	31,200	16,755	22,340	32,500
Snow removal	19,750	24,000	8,943	20,000	20,000
Trash service fees	11,880	25,000	9,257	11,880	11,880
Total revenues	457,110	501,594	475,758	495,728	507,707
EXPENDITURES					
Administrative					
Audit	17,340	3,000	3,248	3,248	3,500
Construction fee reimbursement	-	-	20,000	20,000	-
County treasurer fees	22,442	31,200	23,504	31,200	32,500
District management and accounting	96,526	85,000	68,824	86,824	72,000
Election	16,169	-	-	-	20,000
GIS	-	3,500	-	3,500	3,500
Insurance and SDA dues	22,210	20,000	980	21,216	23,338
Legal	18,524	20,000	13,250	20,000	20,000
Miscellaneous	4,806	2,000	3,407	3,500	2,000
Signage design proposal/improvements	-	-	-	-	-
Trash removal	30,117	25,000	13,123	25,000	25,000
Utilities	13,720	18,000	9,997	18,000	18,000
Website and ADA compliance	-	1,800	1,580	4,248	4,250
Weeds	13,780	14,000	6,890	14,000	14,000
Emergency reserve contribution (3%)	-	14,700	-	-	13,000
Operations and maintenance					
Gate	442	1,200	396	1,200	1,200
Repairs and maintenance general	408	5,000	3,915	5,000	5,000
Ranch manager					
Salary	100,702	71,749	57,035	67,254	76,880
Payroll taxes	7,272	5,887	7,113	8,664	6,150
Benefits	18,704	21,066	15,561	18,561	16,240
Back-up support	675	3,883	677	1,000	1,000
Transition salary and expenses	-	31,334	11,945	11,945	-
Irrigation					
Irrigation/meadow management	-	10,000	-	10,000	10,000
Hay meadows and fencing					
Hay equipment	1,260	15,000	11,873	15,000	-
Meadow fencing & repairs	-	-	119	100	-
Roads					
Culverts	-	15,000	1,922	15,000	15,000
Equipment - Kubota Excavator	-	28,000	6,884	10,326	13,767
Groomer	4,318	4,318	4,318	4,318	-
Road improvements	-	10,000	2,263	10,000	10,000
Snow plowing salt and sand	-	1,500	-	1,500	1,500
Truck/accessories/gas/insurance	19,737	30,000	10,555	30,000	30,000
Stable - equestrian center					
Consulting fees	-	10,000	-	10,000	10,000
Stable maintenance & security	2,290	-	1,778	1,778	-
Total expenditures	411,442	502,137	301,157	472,382	447,825
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	45,668	(543)	174,601	23,346	59,882
OTHER FINANCING SOURCES (USES)					
Transfer to capital projects fund	-	(27,500)	-	(27,500)	-
Total other financing sources (uses)	-	(27,500)	-	(27,500)	-
NET CHANGE (WITHOUT RESERVE)	45,668	(28,043)	174,601	(4,154)	59,882
BEGINNING FUND BALANCE (WITHOUT RESERVE)	(37,367)	85,426	(31,001)	8,301	4,147
ENDING FUND BALANCE (WITHOUT RESERVE)	**8,301**	**57,383**		**4,147**	**64,029**
GENERAL FUND RESERVE					
Property taxes for general fund reserve fees	53,267	58,108	58,037	58,108	60,684
General fund reserve interest	1,498	3,000	3,439	4,000	4,000
Transfer from stewareship fund	-	85,000	85,000	85,000	-

WILLOW BROOK METROPOLITAN DISTRICT
GENERAL FUND
2027 PROPOSED BUDGET
WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2025 Actual	2026 Budget	Actual 9/30/2026	2026 Estimated	2027 Proposed
Total general fund reserve	54,765	146,108	146,476	147,108	64,684
BEGINNING GENERAL FUND RESERVE BALANCE	4,988	61,718	59,752	59,753	206,861
ENDING GENERAL FUND RESERVE BALANCE	**59,753**	**207,826**	**206,228**	**206,861**	**271,545**
TOTAL NET CHANGE IN FUND BALANCE	100,433	118,065	321,077	142,954	124,566
TOTAL BEGINNING FUND BALANCE	(32,379)	147,144	28,751	68,054	211,008
TOTAL ENDING FUND BALANCE	**$ 68,054**	**$ 265,209**	**$ 349,828**	**211,008**	**$ 335,574**

WILLOW BROOK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2027 PROPOSED BUDGET
WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2025 Actual Modified Accrual	2026 Budget Modified Accrual	Actual 9/30/2026 Cash Basis	2026 Estimated Modified Accrual	2027 Proposed Modified Accrual
REVENUES					
Property taxes - Well #3	$ 50,002	$ 49,973	$ 49,567	$ 49,973	$ 52,188
Specific ownership taxes	2,094	2,500	1,396	1,861	2,700
Interest	163	-	64	100	-
Total revenues	52,259	52,473	51,027	51,934	54,888
EXPENDITURES					
County treasurer fees	2,486	2,499	2,477	2,499	2,609
Fuel reduction loan principal	50,000	-	-	-	-
Fuel reduction loan interest	2,563	-	-	-	-
Well #3	77,469	100,000	35,692	100,000	-
Total expenditures	132,518	102,499	38,169	102,499	2,609
EXCESS OF EXPENDITURES OVER (UNDER) REVENUES	(80,259)	(50,026)	12,858	(50,565)	52,279
OTHER FINANCING SOURCES (USES)					
Transfer from general fund	-	27,500	-	27,500	-
Total other financing sources (uses)	-	27,500	-	27,500	-
NET CHANGE (WITHOUT SRF LOAN)	(80,259)	(22,526)	12,858	(23,065)	52,279
BEGINNING FUND BALANCE (WITHOUT SRF LOAN)	105,326	22,707	40,924	25,067	2,002
ENDING FUND BALANCE (WITHOUT SRF LOAN)	**25,067**	**181**	**53,782**	**2,002**	**54,281**
SRF Loan - Projects					
Property taxes - SRF loan	101,766	43,651	43,298	43,651	45,585
Specific ownership taxes - SRF loan	4,262	2,183	1,444	1,925	2,279
Interest - SRF loan	9,617	8,000	5,919	7,000	7,000
County treasurer fees	(5,061)	(2,183)	(2,169)	(2,183)	(2,279)
SRF loan principal	(67,474)	(69,172)	(34,371)	(69,172)	(70,912)
SRF loan interest	(29,864)	(28,167)	(14,298)	(28,167)	(26,426)
Ending SRF loan - Projects	13,246	(45,688)	(177)	(46,946)	(44,753)
BEGINNING FUND BALANCE - SRF LOAN	207,624	246,227	220,879	220,870	173,924
ENDING FUND BALANCE - SRF LOAN	**220,870**	**200,539**	**220,702**	**173,924**	**129,171**
NET CHANGE IN FUND BALANCE	(67,013)	(68,214)	12,681	(70,011)	7,526
BEGINNING FUND BALANCE	312,950	268,934	261,803	245,937	175,926
ENDING FUND BALANCE	**$ 245,937**	**$ 200,720**	**$ 274,484**	**$ 175,926**	**$ 183,452**

WILLOW BROOK METROPOLITAN DISTRICT
WATER OPERATIONS FUND
2027 PROPOSED BUDGET
WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2025 Actual Modified Accrual	2026 Budget Modified Accrual	Actual 9/30/2026 Cash Basis	2026 Estimated Modified Accrual	2027 Proposed Modified Accrual
REVENUES					
Water service charges	$ 64,250	$ 183,000	$ 78,289	$ 183,000	$ 183,000
Miscellaneous	216	-	256	200	-
Tap fees	-	-	71,050	71,050	-
Total revenues	64,466	183,000	149,595	254,250	183,000
EXPENDITURES					
Maintenance contract (basic services)	31,042	35,000	26,400	35,000	35,000
Ranch manager salary	-	38,545	31,127	38,545	19,220
Payroll taxes	-	-	-	-	1,538
Benefits	-	-	-	-	4,060
New meter installation	152	-	-	-	-
Annual fire hydrant maintenance	-	720	-	720	720
Repairs and maintenance	32,661	25,000	72,732	75,000	25,000
Tap agreement expense	-	-	9,476	9,476	-
Utilities - Town of Silverthorne	218	205	(13)	100	150
Utility billing	3,000	3,000	2,250	2,250	-
Water testing	875	7,000	-	7,000	7,000
Total expenditures	67,948	109,470	141,972	168,091	92,688
NET CHANGE (WITHOUT RESERVE)	(3,482)	73,530	7,623	86,159	90,312
BEGINNING FUND BALANCE (WITHOUT RESERVE)	(34,904)	444	13	(38,386)	47,773
ENDING FUND BALANCE (WITHOUT RESERVE)	**(38,386)**	**73,974**	**7,636**	**47,773**	**138,085**
PROJECT FUND RESERVE					
Project reserve fee ($75/month)	47,708	49,500	39,217	49,500	50,400
Project reserve interest	1,434	500	2,513	2,600	2,500
GWUDI Assessment (Well No 1-R)	(1,001)	-	(360)	-	-
Total project fund reserve	48,141	50,000	41,370	52,100	52,900
BEGINNING PROJECT FUND RESERVE BALANCE	37,116	67,077	85,529	85,257	137,357
ENDING PROJECT FUND RESERVE BALANCE	**85,257**	**117,077**	**126,899**	**137,357**	**190,257**
NET CHANGE IN FUND BALANCE	44,659	123,530	48,993	138,259	143,212
BEGINNING FUND BALANCE	2,212	67,521	85,542	46,871	185,130
ENDING FUND BALANCE	**$ 46,871**	**$ 191,051**	**$ 134,535**	**$ 185,130**	**$ 328,342**

WILLOW BROOK METROPOLITAN DISTRICT
ROAD PAVING FUND
2027 PROPOSED BUDGET
WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2025 Actual Modified Accrual	2026 Budget Modified Accrual	Actual 9/30/2026 Cash Basis	2026 Estimated Modified Accrual	2027 Proposed Modified Accrual
REVENUES					
Property taxes - road paving	$ 58,177	$ 75,541	$ 74,926	$ 75,541	$ 50,974
Specific ownership taxes	2,513	3,800	2,062	2,749	2,600
Interest	5,233	2,500	2,367	3,000	3,000
Total revenues	65,923	81,841	79,355	81,290	56,574
EXPENDITURES					
County treasurer fees	2,984	3,800	3,766	3,800	2,600
Loan principal	55,000	55,000	100,000	155,000	65,000
Loan interest	15,306	8,800	7,788	8,800	6,600
Total expenditures	73,290	67,600	111,554	167,600	74,200
NET CHANGE IN FUND BALANCE	(7,367)	14,241	(32,199)	(86,310)	(17,626)
BEGINNING FUND BALANCE	111,799	51,397	104,587	104,432	18,122
ENDING FUND BALANCE	**$ 104,432**	**$ 65,638**	**$ 72,388**	**$ 18,122**	**$ 496**

WILLOW BROOK METROPOLITAN DISTRICT
STEWARDSHIP FUND
2027 PROPOSED BUDGET
WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD ACTUAL AND 2026 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2025 Actual Modified Accrual	2026 Budget Modified Accrual	Actual 9/30/2026 Cash Basis	2026 Estimated Modified Accrual	2027 Proposed Modified Accrual
REVENUES					
Property taxes	$ -	$ 149,920	$ 148,702	$ 149,920	$ 149,998
Interest income	-	500	951	1,000	700
Donations	47,500	-	-	-	-
Total revenues	47,500	150,420	149,653	150,920	150,698
EXPENDITURES					
Resiliency/Conservation Planning:					
County treasurer fees	-	-	7,432	7,500	7,500
Consulting services	-	50,000	11,207	47,500	50,000
Legal	11,441	15,000	-	10,000	15,000
Total expenditures	11,441	65,000	18,639	65,000	72,500
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	36,059	85,420	131,014	85,920	78,198
OTHER FINANCING SOURCES					
Transfer to/from general fund reserve	-	(85,000)	(85,000)	(85,000)	-
Total other financing uses	-	(85,000)	(85,000)	(85,000)	-
TOTAL NET CHANGE IN FUND BALANCE	36,059	420	46,014	920	78,198
TOTAL BEGINNING FUND BALANCE	-	27,500	34,939	36,059	36,979
TOTAL ENDING FUND BALANCE	**$ 36,059**	**$ 27,920**	**$ 80,953**	**$ 36,979**	**$ 115,177**

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WILLOW BROOK METRO DISTRICT
ASSESSED VALUATION - SUMMIT COUNTY

	2024	2025	2026	Preliminary 2027
Assessed Valuation	$ 10,574,190	$ 10,576,618	$ 11,621,670	$ 12,136,710
MILL LEVY				
General Fund	28.763	37.300	35.700	35.700
General Fund Reserve	5.000	5.000	5.000	5.000
Abatements	0.000	0.000	0.000	0.457
Contractual Obligations -SRF Loan	9.623	9.623	3.756	3.756
Fuel Reduction	10.482	0.000	0.000	0.000
Stewardship Fund	0.000	0.000	12.900	12.359
Well #3	0.000	4.727	4.300	4.300
Road Improvements	9.254	5.500	6.500	4.200
Total Mill Levy	63.122	62.150	68.156	65.772
				Capital levy
PROPERTY TAXES				
General Fund	$ 304,145.43	$ 394,507.85	$ 414,893.62	$ 433,280.55
General Fund Reserve	52,870.95	52,883.09	58,108.35	60,683.55
Abatements	-	-	-	5,546.48
Contractual Obligations - SRF Loan	101,755.43	101,778.80	43,650.99	45,585.48
Fuel Reduction Loan	110,838.66	-	-	-
Well #3	-	49,995.67	49,973.18	52,187.85
Stewardship Fund	-	-	149,919.54	149,997.60
Road Improvements	97,853.55	58,171.40	75,540.86	50,974.18
Total Property Taxes	$ 667,464.02	$ 657,336.81	$ 792,086.54	$ 798,255.69
PROPERTY TAXES w/ ABATEMENT				
General Fund	$ 304,145.43	$ 394,507.85	$ 414,893.62	$ 438,827.03
General Fund Reserve	52,870.95	52,883.09	58,108.35	60,683.55
Contractual Obligations	101,755.43	101,778.80	43,650.99	45,585.48
Fuel Reduction Loan	110,838.66	-	-	-
Well #3	-	49,995.67	49,973.18	52,187.85
Stewardship Fund	-	-	149,919.54	149,997.60
Road Paving Fund	97,853.55	58,171.40	75,540.86	50,974.18
Total Property Taxes w/ abatement	$ 667,464.02	$ 657,336.81	$ 792,086.54	$ 798,255.69

Director Hahn's Feedback on Debt & Reserves for Work Session

Thoughts on debt items in the budget for discussion at the work session:

Road Fund – The Road Fund debt is proposed to be paid off in 2027. After some corrections, the mill levy to accomplish this should be reviewed at the meeting. (est 5.2 mils). In any event, the mill levy will be less than the 6.5 mills in 2026 and will end after 2027. Aggressively managing the Road Debt (using the reserve and paying off the debt early) will save the district over $21,000 compared to the original debt schedule at the revised interest rate of 7.08%.

Stewardship Fund – The General Fund transferred approximately $150,000 to the Stewardship fund in conjunction with the Lowe ranch. These funds were to be reimbursed with $85,000 paid in 2026 and the balance paid in subsequent years. As a policy matter, the General Fund Reserve requirement is $500,000. We should discuss what if any should be transferred from the Stewardship Fund to the General Fund Reserve in 2027 and later years

Capital Projects Fund / SRF Loan – The annual debt service on the SRF loan is $97,388. The Reserve Fund Policy for the SRF loan requires a balance equal to two years maximum annual debt service ($194,000). In 2026, we recognized that the SRF reserve was over funded and budgeted a one-time reduction in the mill levy for the SRF loan to utilize those excess reserve funds. Absent a policy discussion, the 2027 budget should reflect a mill levy that covers the full debt service obligation on the SRF loan.

Attached for your review is the 2024 resolution summarizing the WBMD Reserve Policies and an analysis of the Road Fund Debt savings.

Carlos please include this email and attachments in any updated board package and have available for the zoom call.

Original Debt @ 4.0%

	Interest @	Principal	Balance	Annual Payment
	4.00%			
12/1/2026			220,000.00	
6/1/2026	4,400.00		220,000.00	
12/1/2026	4,400.00	55,000.00	165,000.00	63,800.00
6/1/2027	3,300.00		165,000.00	
12/1/2027	3,300.00	55,000.00	110,000.00	61,600.00
6/1/2028	2,200.00		110,000.00	
12/1/2028	2,200.00	55,000.00	55,000.00	59,400.00
6/1/2029	1,100.00		55,000.00	
12/1/2029	1,100.00	55,000.00	-	57,200.00
Total				242,000.00

Revised Interest Rate Debt

	Interest @	Principal	Balance	Annual Payment
	7.08%			
12/1/2026			220,000.00	
6/1/2026	7,788.00	-	220,000.00	
12/1/2026	7,788.00	55,000.00	165,000.00	70,576.00
6/1/2027	5,841.00		165,000.00	
12/1/2027	5,841.00	55,000.00	110,000.00	66,682.00
6/1/2028	3,894.00		110,000.00	
12/1/2028	3,894.00	55,000.00	55,000.00	62,788.00
6/1/2029	1,947.00		55,000.00	
12/1/2029	1,947.00	55,000.00	-	58,894.00
Total				258,940.00

Paydown $100k June 2026 / Payoff 2027

	Interest @	Principal	Balance	Annual Payment
	7.08%			
12/1/2026			220,000.00	
6/1/2026	7,788.00	100,000.00	120,000.00	
12/1/2026	4,248.00	55,000.00	65,000.00	167,036.00
6/1/2027	2,301.00		65,000.00	
12/1/2027	2,301.00	65,000.00	-	69,602.00
6/1/2028	-		-	
12/1/2028	-	-	-	-
6/1/2029	-		-	
12/1/2029	-	-	-	-
Total				236,638.00

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE WILLOW BROOK METROPOLITAN DISTRICT
CONCERNING THE ESTABLISHMENT OF RESERVE POLICIES

WHEREAS, the Board of Directors ("Board) of the Willow Brook Metropolitan District (the "District") is to perform certain tasks on a recurring basis in the operation and maintenance of the District infrastructure; and

WHEREAS, the Board of the Willow Brook Metropolitan District reviews the finances of the District on a bi-monthly basis; and

WHEREAS, and Board adopts an annual budget pursuant to statute ; and

WHEREAS, it is the desire of the Board to establish various Reserve Policies for the District.

NOW, THEREFORE, BE IT RESOLVED by the Willow Brook Metropolitan District, Summit County, Colorado, as follows:

The Board hereby establishes the following Reserve Policies:

General Fund Reserve Policy

The Board hereby establishes the following General Fund Reserve Policy:

The intent of the General Fund Reserve is to utilize the voter-approved annual mill levy of not to exceed 5 mills to build a reserve balance of not less than the lesser of $500,000, or two times the annual General Fund Tax Revenue, and to maintain said Reserve, such revenues to be collected, retained and spent for the purposes of funding District operations and maintenance, improvement projects, and any other lawful District purpose as approved by the Board.

State Revolving Fund (SRF) Loan Reserve Policy

The Board hereby establishes the following SRF Reserve Policy:

The intent of the SRF Loan Reserve is to build and maintain a reserve balance of not less than two times the maximum annual debt service on the SRF loan that was used for the water improvements project, utilizing voter-approved ad valorem property taxes collected by the District but not utilized to pay debt service on a current basis. Amounts held in the SRF Loan Reserve will be held solely for the purpose of paying future principal of, premium if any, and interest on the District's current SRF loan.

Road Paving Loan Reserve Policy

The Board hereby establishes the following Road Paving Loan Reserve Policy:

The intent of the Road Paving Loan Reserve is to build and maintain a reserve balance of not less than two times the maximum annual debt service on the current InBank loan utilizing voter-approved ad valorem property taxes collected by the District but not utilized to pay debt service on a current basis. Amounts held in the Road Paving Fund Loan Reserve will be held solely for the purpose of paying future principal of, premium if any, and interest on the District's current Road Paving loan.

Water Utility Fund Reserve

The Board hereby establishes the following Water Utility Fund Reserve Policy:

The intent of the Water Utility Fund Reserve is to build and maintain a minimum reserve balance of $500,000 utilizing the District imposed Project Reserve Fees (currently $75/month per owner) and other funds approved by the Board, such revenues to be collected, retained and spent for the purpose of funding the District's Water Utility Fund Reserve for operations and maintenance and improvement projects for the water system and any other lawful District purpose approved by the Board.

This Resolution rescinds any previously Board adopted reserve policies.

Adopted and approved this 28th day of June, 2024.

WILLOW BROOK METROPOLITAN DISTRICT

By: /s/ EJ Olbright, President

ATTEST:

By: /s/Michael Good, Secretary

Project	Category	Qty	Unit Cost
Booster Pump Replacements (Well 1, Well 2, Emerald)	Equipment	3	$4,800
Well Metering #2	Metering	1	$2,880
Distribution Metering #1/#2	Metering	2	$3,120
Communications Upgrade (Well Site 1)	Comms	1	$3,150
Communications Upgrade (Booster Station)	Comms	1	$3,150
Replace Backflow Preventer on Silverthorne connection	Equipment	1	$21,000
Automated valve to allow water movement between zones	Zone automation	1	$10,000
TOTAL BUDGET			

Install Cost	Total Project Cost	Target Date	Notes
$3,600	$25,200	2027	Replace one pump at each station in 2027 and do it again in 2028 to have all new pumps by 2029.
$4,000	$6,880	2027	Meter well production and report to SCADA with alarms
$1,000	$8,240	2027	Meter distributed water and report to SCADA with alarms to protect pumps and provide early warning for failures
Included	$3,150	2027	Red Lion DA50 and Triton platform
Included	$3,150	2027	Red Lion DA50 and Triton platform
$6,000	$27,000	2027	R&R faulty valve
$40,000	$50,000	2027	Install vault and automted valve to close off Filing 2 tanks. This allows water to move automatically from wells 1/2/3 to Filing 1. There is existing automation to allow water to move from Filing 1 to filing 2.
	$123,620		

	Current through 12/2027	With Additonal Well Classified as GW	With additional Well Classified as GWUDI
Contract O&M	$31,680	$33,264.00	$36,432.00
Sampling	$5,500	$5,500	$5,500
Additional Sampling for new source		$13,000	$13,000
Consumable costs		$500	$10,000
Total	**$37,180**	**$52,264**	**$64,932**

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M E M O

TO:	EJ Olbright	DATE:	November 10, 2026
FIRM:	Willow Brook Metropolitan District	JOB NO.	252233.ENV
ADDRESS:	524 Ruby Road	PROJECT:	WBMD Well 3R Improvements
	Silverthorne, CO 80498	SUBJECT:	Budgetary Cost Evaluation

INTRODUCTION

Willow Brook Metropolitan District (District) has requested that JVA conduct a preliminary cost evaluation to inform the 2027 budget for design and construction of the Well 3R improvements to incorporate the well into the distribution system. As a new water source, Well 3R is subject to Colorado Department of Public Health and Environment (CDPHE) requirements for evaluation and classification as either groundwater or groundwater under the direct influence of surface water (GWUDI). JVA is currently working with the District and ORC to conduct sampling and laboratory analyses to satisfy CDPHE groundwater quality performance testing requirements for GWUDI classification.

This effort will continue into 2027 and because the final classification will be at CDPHE discretion and subject to their review schedule, JVA has developed three budgetary scenarios that account for design and construction costs with Well 3R classified as either groundwater or GWUDI. In accordance with CDPHE Regulation 11 Colorado Primary Drinking Water Regulations, if Well 3R is classified as a groundwater source, treatment will only involve disinfection and adequate contact time to meet CDPHE removal requirements for viruses. As a GWUDI source, Well 3R will be subject to the same disinfection requirements in addition to an advanced treatment process to meet the same primary performance standards as surface water sources for turbidity removal and for removal of additional pathogens, specifically *Giardia lamblia* and *Cryptosporidium*. The cost scenarios provided below have been developed for Well 3R as a 1) groundwater source requiring only disinfection; 2) a GWUDI source requiring a filtration process that can be housed in the existing pump vault; and 3) a GWUDI source that will require construction of an above-grade treatment building to house filtration and disinfection equipment. Each cost opinion is presented as a range with the low-end capturing work that may be self-performed or representative of cost variability based on similar project experience, and the high-end representing contracted costs and conservative labor and material costs, again based on previous project experience.

DISINFECTION AND FILTRATION

A disinfection system would consist of a chemical feed pump and a sodium hypochlorite (NaOCl) storage tank, a clearwell basin with adequate volume for chlorine contact time (CT), and instrumentation for chlorine residual monitoring. JVA would work with ORC to design and install a disinfection system similar to what are currently installed in the Well 1 and Well 2 pump vaults. With removal of the existing expansion tanks in the Well 3R pump vault, there should be adequate space to install the disinfection system equipment and piping.

If Well 3R is ultimately classified as a GWUDI source, cartridge filters are recommended for advanced treatment beyond disinfection. Cartridge filters are a simple technology that consists of a housing and modular filters. The well pump would provide the necessary pressure to force the water through filters. The filters are made with a microfiber media designed in an accordion or pleated pattern to maximize surface area for treatment. Cartridge filter pores are specifically sized to remove cyst-sized particles from the raw water and are designed to target the removal of microorganisms in general. The cartridges come in various sizes ranging from 0.35 to 150 microns, depending on the raw water quality. A typical installation would consist of a cartridge with a larger pore size, often referred to as a prefilter, followed by a filter with a smaller pore size, the compliance filter, in series.

If the system is classified as groundwater, disinfection will be the only required treatment process. Based on preliminary CT calculations assuming a source water pH of 8 and a groundwater temperature of 5^{o} Celsius and using a free chlorine residual of 1.8 mg/L, there is adequate volume in the existing clearwell basin to provide the necessary chlorine contact time to achieve CDPHE mandated 4.0 log (99.99%) removal of viruses. If the system is classified as GWUDI, the treatment system will be required to achieve 4.0 log removal for viruses, 3.0 log (99.9%) removal for *Giardia lamblia,* and *2.0-log (99%)* removal for *Cryptosporidium.* In accordance with CDPHE policy, a cartridge filtration system receives a 2.5-log removal credit for *Giardia* and *Cryptosporidium*, and a 1.0-log removal credit for viruses. The existing clearwell has adequate volume to meet the remaining 3.0-log removal requirement for viruses, however, a larger clearwell basin with an approximate volume of 4,700 gallons would be required to meet the remaining 0.5-log removal requirement for *Giardia*. Scenarios 2 and 3 below include pricing for demolition, removal, and replacement of the existing clearwell basin. Note that the volume of the clearwell is a function of the free chlorine residual concentration, in this case 1.8 mg/L which is relatively high but within a typical operating range. The volume of the basin can be adjusted by increasing the dose (less volume) or decreasing the dose (more volume) and will be revisited during design.

BUDGETARY COST OPINIONS

Scenario 1: Groundwater Classification

Incorporation of a disinfection system will require CDPHE evaluation and approval, and the equipment and associated piping can be installed by ORC. Installation and rerouting of the existing buried piping between the well, pump vault, and chlorine contact chamber will also be required. ORC expects to be able to cover this installation effort as well if the District can provide equipment and labor for excavation and backfill. This would significantly reduce the cost by eliminating the need to contract the installation.

The design and construction effort will be simplified if Well 3R is classified as a groundwater source. CDPHE will require a Basis of Design Report (BDR), but it will be a short-form version that streamlines the submittal, review, and approval process. Similarly, the design documents will be comparatively simple without having to demo and replace the clearwell basin and without structural and architectural design of a building to house the filtration system. Based on conversations with ORC and the District, the existing expansion tanks in the Well 3R pump vault are no longer necessary and will be removed as part of this project. This will provide adequate space in the vault for installation of a disinfection system, further reducing cost. SCADA integration labor and equipment costs are based on a proposal from Mountain Peak Controls (MPC) and are expected to be comparable for each of the following scenarios. The MPC proposal is included here as Attachment A.

TABLE 1 – SCENARIO 1 GROUNDWATER CLASSIFICATION PRELIMINARY COST OPINION

Description	Low-End	High-End
Design		
Survey	----	----
Basis of Design Report/CDPHE Approval	----	$15,000
Design Documents	----	$15,000
Design Subtotal	----	$30,000
Construction		
Well Pump and Piping	$15,000	$20,000
Disinfection System	$15,000	$30,000
Yard Piping Improvements	$10,000	$20,000
PLC/SCADA Equipment	$78,000	$78,000
Electrical	$15,000	$20,000
Abandon Existing Well	$10,000	$20,000
Surface Prep and Pipe Coating	$5,000	$10,000
Demo/Remove Existing Expansion Tanks	$500	$2,000
Structural Repairs	$1,000	$2,000
Construction Subtotal	$149,500	$202,000
Combined Subtotal	$179,500	$232,000
Budgetary Adjustment (+30%)[(1)]	$53,850	$69,600
Estimated Project Total	$233,350	$301,600

(1) The 30% Budgetary Adjustment is included to capture the uncertainty at the budgetary level

Scenario 2: GWUDI Classification – Filtration Equipment Inside the Existing Pump Vault

If Well 3R is classified as a GWUDI source, filtration will be required. With the removal of the expansion tanks and depending on preliminary design investigation, the existing pump vault may have enough space to house the disinfection and filtration systems. JVA will work with ORC and MPC to make the best use of the space to coordinate design and installation of the additional piping, equipment, and instrumentation that will be required with the filtration system.

Filtration equipment costs for Scenario 2 are based on previous proposals from and JVAs experience with Harmsco cartridge filters. A conservative flow rate of 20 gallons per minute (gpm) was used for preliminary sizing. The Harmsco Muni 40 MP filter housing would provide more than sufficient capacity at 30 gpm with a footprint of 19-1/2" tall x 14-3/8" wide x 13" in diameter. We anticipate a typical design with a prefilter and compliance filter as described above, and preliminary design efforts will determine if there is adequate space for this arrangement and the disinfection system.

GWUDI classification will also require demolition and replacement of the clearwell basin, as discussed previously to provide adequate volume and contact time for *Giardia* removal. ORC and JVA have discussed contact time and potential baffling retrofits for the existing clearwell that may significantly reduce the additional contact volume and size of the new tank. This will be fully vetted during design, but the Scenario 2 cost opinion is based on full clearwell basin demolition and replacement to provide conservative budgetary numbers. The increased BDR and Design Documents

costs in Table 2 are reflective of the increased design complexity and a more involved CDPHE review and approval process, particularly with respect to the addition of the filtration treatment process and the demolition and replacement of the clearwell basin. Electrical costs will also increase as more instrumentation will require control and power conduit and conductors.

TABLE 2 – SCENARIO 2 GWUDI CLASSIFICATION IN VAULT PRELIMINARY COST OPINION

Description	Low-End	High-End
Design		
Survey	----	----
Basis of Design Report/CDPHE Approval	----	$20,000
Design Documents	----	$25,000
Design Subtotal	----	$45,000
Construction		
Well Pump and Piping	$15,000	$20,000
Filtration System(1)	$30,000	$50,000
Disinfection System	$15,000	$30,000
Demo & Replace Contact Chamber	$30,000	$50,000
Yard Piping Improvements	$10,000	$20,000
PLC/SCADA Equipment	$78,000	$78,000
Electrical	$25,000	$35,000
Abandon Existing Well	$10,000	$20,000
Surface Prep and Pipe Coating	$5,000	$10,000
Demo/Remove Existing Expansion Tanks	$500	$2,000
Structural Repairs	$1,000	$2,000
Construction Subtotal	$219,500	$317,000
Combined Subtotal	$264,500	$362,000
Budgetary Adjustment (+30%)(2)	$79,350	$108,600
Estimated Project Total	$343,850	$470,600

(1) Includes instrumentation for online turbidity monitoring

(2) The 30% Budgetary Adjustment is included to capture the uncertainty at the budgetary level

Scenario 3: GWUDI Classification – New Process Building

Scenario 3 serves as a worst-case condition where the disinfection and filtration systems will not both fit in the Well 3R pump vault. This would require design and construction of a new above-grade process building to house one, if not both treatment systems. The benefits of a building would be easier access to equipment and instrumentation and more space for a PLC cabinet and centralized SCADA system, but the cost increased cost would be significant.

Design costs would increase to include structural, architectural design elements and the project would need to be submitted to the Summit County Building Department to go through the formal permitting process. There would also be additional costs associated with buried piping alignment and routing to and from the building, electrical design and installation costs for buried conduit and wiring and power and control demands inside the building, and mechanical equipment requirements to maintain environmental conditions to protect process equipment and piping.

TABLE 3 – SCENARIO 3 GWUDI CLASSIFICATION NEW BUILDING PRELIMINARY COST OPINION

Description	Low-End	High-End
Design		
Survey	----	$5,000
Basis of Design Report/CDPHE Approval	----	$30,000
Design Documents	----	$45,000
Design Subtotal	----	$80,000
Construction		
Well Pump and Piping	$15,000	$20,000
Filtration Building	$40,000	$60,000
Filtration System(1)	$30,000	$50,000
Disinfection System	$15,000	$30,000
Demo & Replace Contact Chamber	$30,000	$50,000
Yard Piping Improvements	$10,000	$20,000
PLC/SCADA Equipment	$78,000	$78,000
Electrical	$40,000	$50,000
Mechanical (Heat & Ventilation)	$5,000	$15,000
Abandon Existing Well	$10,000	$20,000
Surface Prep and Pipe Coating	$5,000	$10,000
Demo/Remove Existing Expansion Tanks	$500	$2,000
Structural Repairs	$1,000	$2,000
Permitting	$10,000	$10,000
Construction Subtotal	$289,500	$417,000
Combined Subtotal	369,500	$497,000
Budgetary Adjustment (+30%)(2)	$110,850	$149,100
Estimated Project Total	$480,350	$646,100

(1) Includes instrumentation for online turbidity monitoring

(2) The 30% Budgetary Adjustment is included to capture the uncertainty at the budgetary level

SYSTEM-WIDE CONTROL UPGRADE OPTIONS

Mountain Peak Controls provided a list of options with their proposal for the Well 3R upgrades. The options include upgrades to the control and communication equipment in the Well 1 and Well 2 pump vaults in addition to the improvements for Well 3R. The total combined cost of these options is $168,009 and is included here for budgetary purposes. Each option will be discussed with the District separately and considered based on District preferences. The MPC proposal is included here as Attachment A.

OPERATIONAL COSTS

ORC has provided projected 2027 operational costs that include Well 3R operation and maintenance with the well classified as Groundwater and GWUDI. The operational costs are summarized in Table 4.

TABLE 4 – ORC 2027 OPERATIONS BUDGET

Description	Current through Dec 2027	Well 3R Classified as Groundwater	Well 3R Classified as GWUDI
Contract O&M	$31,680	$33,264	$36,432
Sampling	$5,500	$5,500	$5,500
Additional Sampling Well 3R	----	$13,000	$13,000
Consumable Costs	----	$500	$10,000
Total Costs	**$37,180**	**$52,264**	**$64,932**

CONCLUSION

These scenarios and their associated cost opinions have been developed to provide the District with budgetary-level information for the 2027 budget. The cost opinions are conservative and intended to ensure that the District has enough money allocated in their capital fund to get the design and construction work contracted and completed. Design and construction schedules will depend not only on funding, but on the legal and regulatory timelines for the water court decree and the CDPHE source water classification, respectively. As of the date of this Memo, ORC has completed three rounds of Microscopic Particulate Analysis (MPA) sampling and the laboratory results have been submitted to CDPHE. The MPA results have been encouraging, however, there is additional testing that will need to be conducted in 2027 that will impact the design and construction schedules (see the WBMD Well 3R GWUDI Evaluation Memo dated June 15, 2026). JVA will continue to work with ORC and CDPHE to conduct the required sampling and expedite the regulatory process where possible.

Signed:

Robert Martin, P.E., JVA
Senior Project Manager

Copies to:

Andrew Sparn, P.E., JVA
Leah Opitz, P.E., JVA

Attachments:
Attachment A – Mountain Peak Controls Well 3 Controls Upgrade Proposal

ATTACHMENT A

MOUNTAIN PEAK CONTROLS

Willow Brook Metro District – Well 3 Controls Upgrade

Prepared for Willow Brook Metro District · Robb Berghammer · November 5, 2026

Summary

Mountain Peak Controls (MPC) proposes to return Well 3 to service with a new control panel, two replacement VFDs and a full set of instruments, connected to the district's Filing 2 radio network and to the Triton Web App.

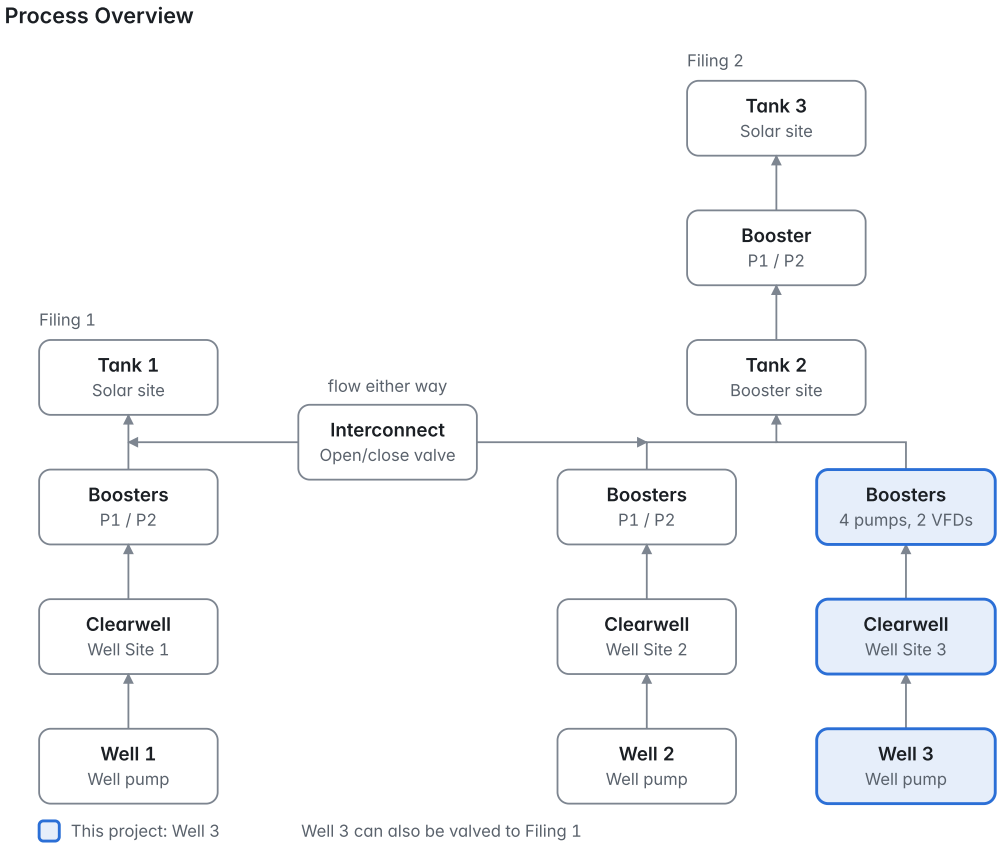
Well 3's booster pumps will run automatically from Tank 2 level. Operators can also switch Well 3 to fill Tank 1 from the touchscreen or from the Triton Web App.

The project starts with a radio path test from Well 3 to the Angler Mtn repeater, so the design is confirmed before equipment is ordered. Five priced options cover remote monitoring, upgrades at the district's other sites, booster VFDs and added instruments.

The system today

The district runs two filings, each with its own wells and storage, that normally operate independently.

- **Filing 1:** Well 1 fills the clearwell at Well Site 1, and booster pumps P1 and P2 pump from the clearwell to Tank 1.
- **Filing 2:** Well 2 and Well 3 each fill their own clearwell, and booster pumps at each well site pump to Tank 2 at the Booster site. Booster pumps P1 and P2 at the Booster site lift Tank 2 to Tank 3. Well 3 pumps to Filing 2 by default but can be valved to Filing 1.



Well 3 fills Tank 2 alongside Well 2, and the Booster lifts Tank 2 to Tank 3.

Interconnect Vault

An open/close valve and a bi-directional flow meter in the vault let either filing fill a tank from the other side's wells. The two filings' tanks sit at different elevations, so today the interconnect only works when operators also set other valves by hand. An altitude valve is a possible future project.

Controls and communications

The early-2022 controls project replaced relay-only control at Well 1, Well 2 and the Booster with MicroLogix PLCs and Weintek touchscreens, and built the Interconnect Vault as a new site. It linked the sites on two Banner 900 MHz radio networks, one per filing, with solar radio sites at Tank 1, Tank 3 and the Angler Mtn repeater.

Well 1 and the Booster report to the Triton Web App over cellular. The Triton Web App is the district's remote monitoring and control, including alarm notifications. Well 3 is decommissioned and has no controls today.

Well 3 upgrade (base project)

The base project returns Well 3 to service with new controls, drives and instruments, and connects it to the Booster over the Filing 2 radio network.

Equipment

- **Control panel:** a new panel with an Allen-Bradley CompactLogix PLC and a Red Lion CR3000 touchscreen. The existing relay panel, contactors and HOA switches stay, so the pumps can still run in Hand without the PLC.
- **VFDs:** two replacement drives in the existing wall locations. Each drive runs one of its two booster pumps (four pumps total), and the PLC tracks which pump is selected so run hours and alarms land on the right pump.
- **Instruments:** clearwell level, well level, raw water flow, finish water flow, finish water pressure, vault temperature, hatch intrusion, flood and power status alarms.
- **Radio:** a new Banner 900 MHz radio on the Filing 2 network, reaching the Booster through the Angler Mtn repeater.

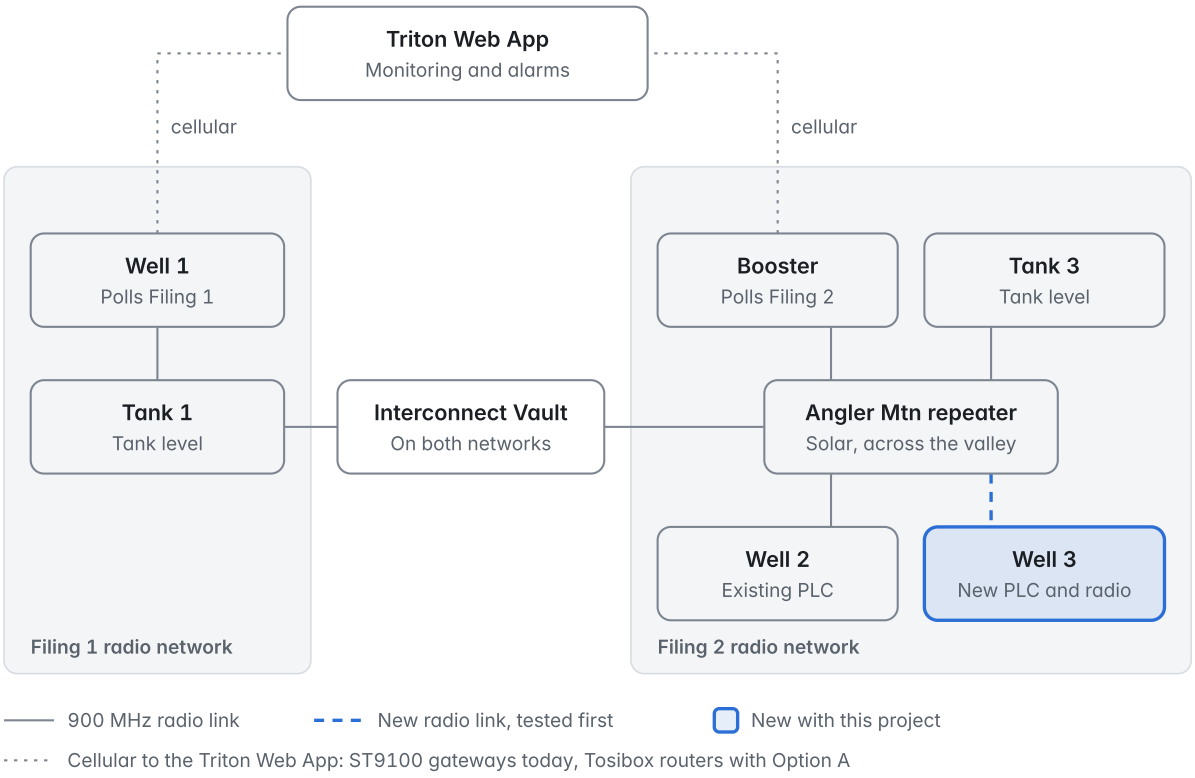
How Well 3 will run

- The well pump runs on clearwell level, the same way as Well 1 and Well 2. Well level gives a low-level alarm and a record of drawdown and recovery.
- The booster pumps run on Tank 2 level, sent over the radio from the Booster. The VFDs run at a fixed speed or hold flow using the new finish water flow meter, to be settled during design.
- When the valves are set for Filing 1, operators select Tank 1 on the touchscreen or in the Triton Web App. The boosters then fill toward Tank 1, using Tank 1 level relayed through the Booster.

Radio and Triton Web App

Well 3 reports through the Booster. The Booster's PLC polls Well 3 over the radio and passes its data to the Triton Web App, so the base project does not add cellular service at Well 3. MPC will update the Booster's program and touchscreen and add Well 3, with its alarms, to the Triton Web App.

Well 3 joins the Filing 2 radio network through the Angler Mtn repeater



The Interconnect Vault sits on both radio networks. Only Well 1 and the Booster talk to the Triton Web App directly; every other site reaches it through one of them.

Work included

- Radio path test from Well 3 to the Angler Mtn repeater
- Engineering and drawings
- Well 3 PLC and touchscreen programming
- Booster PLC, touchscreen and Triton Web App changes for Well 3
- PLC panel build
- Startup and commissioning

Optional upgrades

Options A–E are priced separately so the district can choose what fits its budget.

Option	What it includes	What it gives the district
A: Remote monitoring (recommended)	Tosibox cellular routers replace the ST9100 gateways at Well 1 and the Booster, and the touchscreens send data to the Triton Web App over MQTT	MPC can securely support and program Well 1 and the Booster remotely. A real-time connection with the Triton Web App replaces slow polling of the ST9100s
B: Site upgrades	CompactLogix PLCs and Red Lion touchscreens at Well 1, Well 2, the Booster and the Interconnect Vault, where one PLC replaces both MicroLogix units	One control platform across the district; replaces the discontinued MicroLogix 1100 and the MicroLogix 1400s, which Rockwell now lists as Active Mature
C: Booster VFDs	VFDs on booster pumps P1 and P2 at Well 1, Well 2 and the Booster (six drives)	Soft starts and speed control on all six existing booster pumps
D: Tosibox at every PLC site	Tosibox routers at Well 2, Well 3 and the Interconnect Vault	Remote support and direct MQTT reporting from every PLC site
E: Instrument upgrades	New flow, level and pressure instruments at Well 2 and the Booster	Well 2 gets the same flow, level and pressure monitoring as Well 1, and the Booster gains finish water flow and pressure

For Option A, MPC will first test the existing Weintek touchscreens with the Triton Web App. If they don't report reliably, they're replaced with Red Lion CR3000s. If they do, they can also stay under Option B to save cost.

Under Option B, every existing signal carries over at each site, and Tank 1, Tank 3 and the Angler Mtn repeater need no changes.

Option E by site

Site	Added instruments
Well 2	Raw water flow, well level, finish water pressure; finish water flow if no meter exists
Booster	Finish water flow, finish water pressure

Without Option B, the existing MicroLogix PLCs at Well 2 and the Booster need added analog input modules for these instruments.

Why the radios stay

MPC recommends keeping the Banner radios for control signals between sites, even with Option D. The radio network is already paid for, has no monthly fee, and keeps tank levels reaching the pumps if cellular service drops. Options A and D add monthly cellular data: two sites for A, three more for D.

How the work will proceed

The radio path test comes first, because the Well 3 design depends on it.

1. **Radio path test** from Well 3 to the Angler Mtn repeater. If the path won't carry reliably, MPC will propose a cellular link from Well 3 to the Booster instead.
2. **Design review** with district staff to settle operating choices, then drawings.
3. **Panel build and programming** for Well 3, the Booster changes and the Triton Web App.
4. **Installation** at Well 3 by the electrical contractor, and the Booster program update by MPC.
5. **Startup and commissioning**, returning Well 3 to service.

Well 3 is out of service today, so its work doesn't interrupt water production. The Booster change adds Well 3 to the existing Filing 2 polling; Well 1, Well 2 and the tanks keep running as they do today.

For Option B, each filing's master site (Well 1 for Filing 1, the Booster for Filing 2) is converted in one planned cutover, and Well 2 and the vault can follow one at a time. HOA switches at the pump sites and the vault's Open/Close/Auto selector keep hand operation available throughout.

Not included

- Panel mounting, conduit, field wiring and field terminations outside MPC's panels, which are provided by others
- Valve position feedback for the Well 3 Filing 1/Filing 2 valves; operators select the filing on the touchscreen or in the Triton Web App
- Monthly cellular data for Options A and D, which is billed separately

Pricing Schedule

Well 3 PLC Panel	$46,154.00
Well 3 New VFDs	$12,245.00
Well 3 Level, Pressure, Flow	$17,866.00
Well 3 Path Study	$1,694.00
Total Base Price	**$77,959.00**

Option A	$11,373.00
Option B	$85,143.00
Option C	$27,212.00
Option D	$15,494.00
Option E	$28,787.00

WBMD · 2027 BUDGET WORK SESSION · NOV 12, 2026

Well 3R: what the CDPHE call costs us

Base, mid and worst case for the GWUDI decision: what gets built, and what it costs to build and run

THE DECISION

CDPHE decides how Well 3R's water must be treated

Groundwater

The ground filters the water naturally.

Treatment: chlorine only, like Wells 1 and 2.

GWUDI

Groundwater under the direct influence of surface water.

Treatment: filters for Giardia and Cryptosporidium, plus more chlorine contact time.

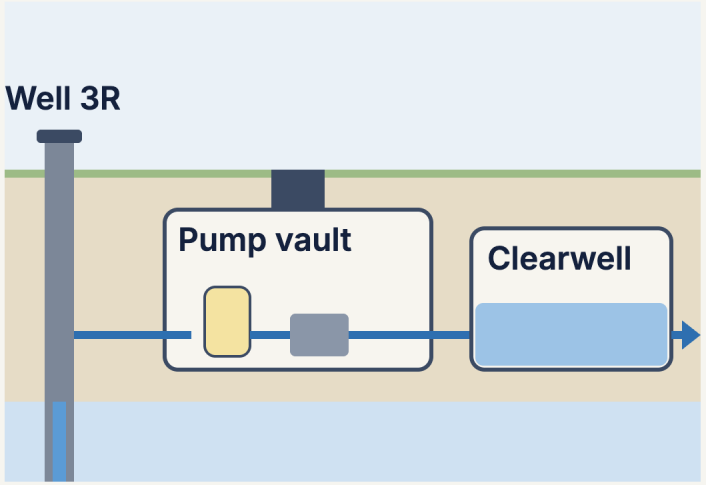
Three rounds of testing are in at CDPHE and look encouraging. More testing runs into 2027, so the budget has to cover all three cases.

THREE CASES

Three ways Well 3R could be built

BASE · GROUNDWATER

Chlorine only, in the existing vault

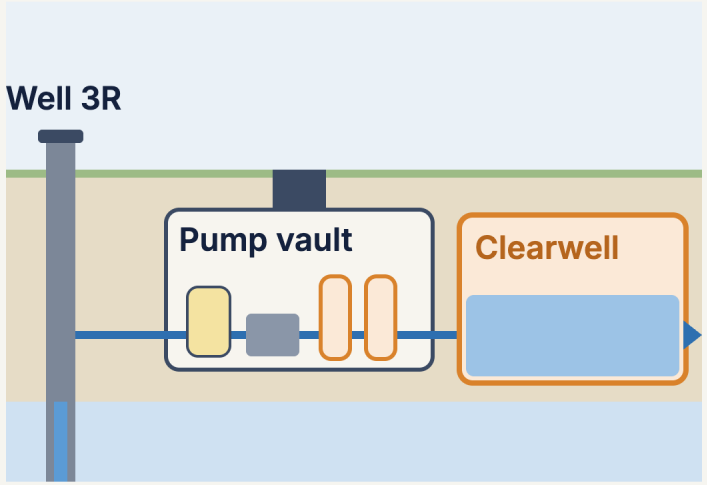


Capex
$233K–$302K

ORC opex
$52K / yr

MID · GWUDI

Filters in the vault, bigger clearwell

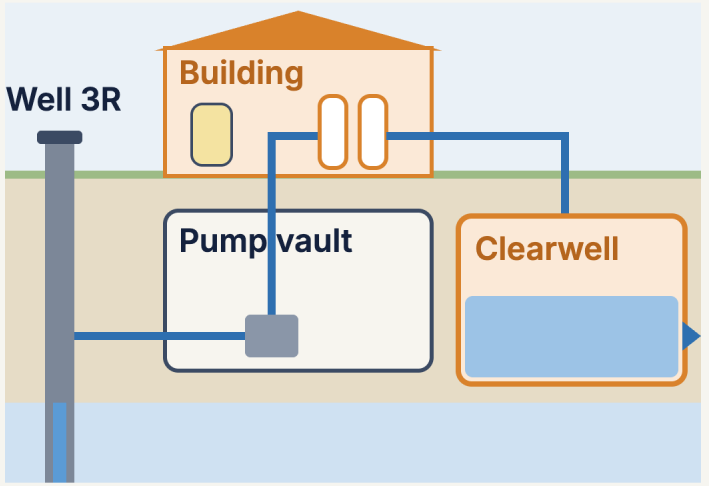


Capex
$344K–$471K

ORC opex
$65K / yr

WORST · GWUDI

New building, bigger clearwell



Capex
$480K–$646K

ORC opex
$65K / yr

Orange = new construction (filters, clearwell, building). Yellow = chlorine tank. Blue = water to Tank 2. Opex = ORC per year with Well 3R running.

SIDE BY SIDE

GWUDI adds $111K–$345K to build and $13K a year to run

	Base · Groundwater	Mid · GWUDI	Worst · GWUDI
New equipment	Chlorine feed	Filters + chlorine	Filters + chlorine
Where it goes	Existing vault	Existing vault	New building
Clearwell	Existing	New, larger	New, larger
Capex, one-time	$233K–$302K	$344K–$471K	$480K–$646K
Capex vs. base	—	+$111K–$169K	+$247K–$345K
ORC opex / year	$52,264	$64,932	$64,932
Opex vs. today	+$15,084	+$27,752	+$27,752

Today = $37,180 a year for Wells 1 and 2. Capex includes JVA's 30% contingency (memo, Nov 10, 2026).

OPERATING COST

Most of the opex increase is sampling, not ORC's %

ORC, per year	Today	Groundwater	GWUDI
Fixed contract ($2,640/mo)	$31,680	$33,264	$36,432
Routine sampling	$5,500	$5,500	$5,500
Well 3R sampling	—	$13,000	$13,000
Consumables	—	$500	$10,000
Total	$37,180	$52,264	$64,932

ORC's % bump

+5% (GW) = **$1,584**

+15% (GWUDI) = **$4,752**

Add to 2027 water budget

+$12K groundwater

+$23K GWUDI

Not in ORC's numbers: Well 3R power, cellular fees for controls options A/D, and repairs (2026 already $72.7K vs. $25K budget).

Ruby Ranch Road Maintenance Program

Adding an annual grading, drainage and stabilization program, with loader patching as the fix in between

WBMD Road Findings · Ranch Manager Update · 2027 Budget Planning

At a glance

4.12

miles of ranch road

4%

design cross-slope vs. 0–1% today
½” per foot; full 4% needs new road base

5–10 yr

phased improvement plan
starting with high-volume roads

The problem

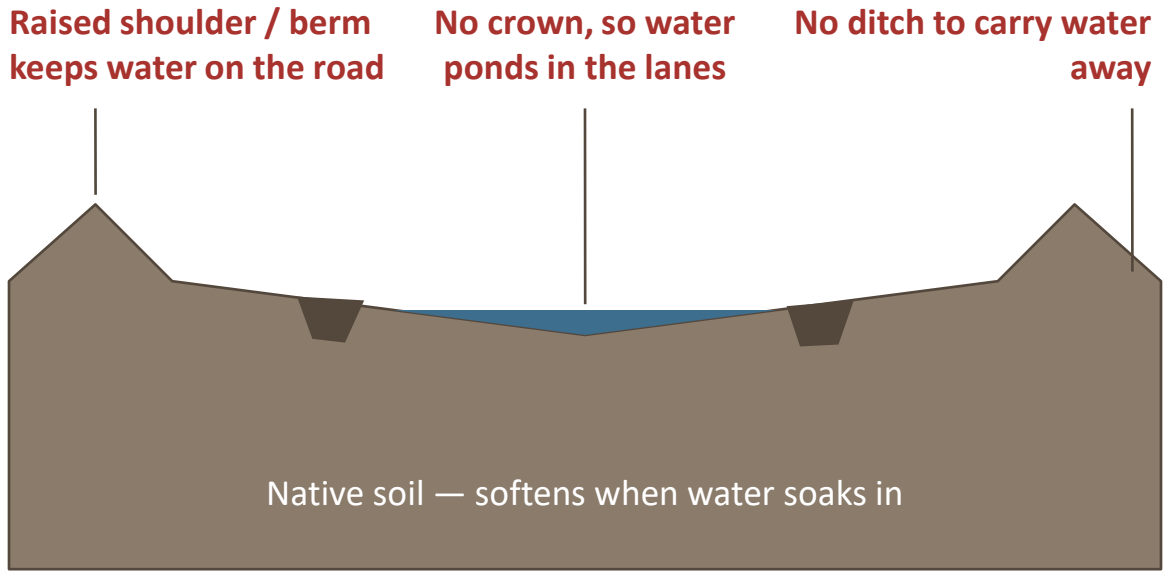
- Years with no annual grading and no binders wore away our crown, drainage and material
- That is why today's fix needs more new material and costs more
- Without regular grading, loader patching can only treat the symptoms

The proposal

- An annual program with an outside contractor: grading, drainage, compaction, dust control
- Fix the main roads first, then work through the rest over 5–10 years
- Yearly maintenance from here on means lower capital costs in the future

WBMD findings: current road conditions

- Shoulders built up with rock lost from the road
- Ditches shallow, filled in, or missing
- Water collecting on and running down the driving surface
- Washboarding and potholes that keep coming back
- Road base / RAP is thin; sub-grade rock is showing through the surface
- Recycled asphalt that has bound into slabs and is breaking into potholes
- Fine material lost to dust, leaving loose rock
- Loader patching only, with no regular grading



Typical cross-section today (not to scale)

Water that can't leave the road ends up in it.

Why our shoulders are higher than the road

Without a binder, the road loses the fine material that holds it together

1



Fines turn to dust

Traffic grinds the small particles that bind the road into dust. It coats cars, homes, trees and plants, reducing photosynthesis.

2



Rock is left loose

With no fines to hold it, the rock sits loose on the surface. Washboard and potholes follow.

3



Rock washes off

Rain, traffic and plows push the loose rock off the road and into the ditches and shoulders.

4



Water is trapped

The shoulders build up higher than the road, so water stays on it and soaks in. The cycle repeats.

The fix: the grader pulls the rock back from the shoulders and re-mixes it with fines to rebuild the crown. A binder then keeps the fines in the road.

Field photos: current conditions



Raised shoulder, missing ditch
Rock pushed to the edge with no ditch to take water

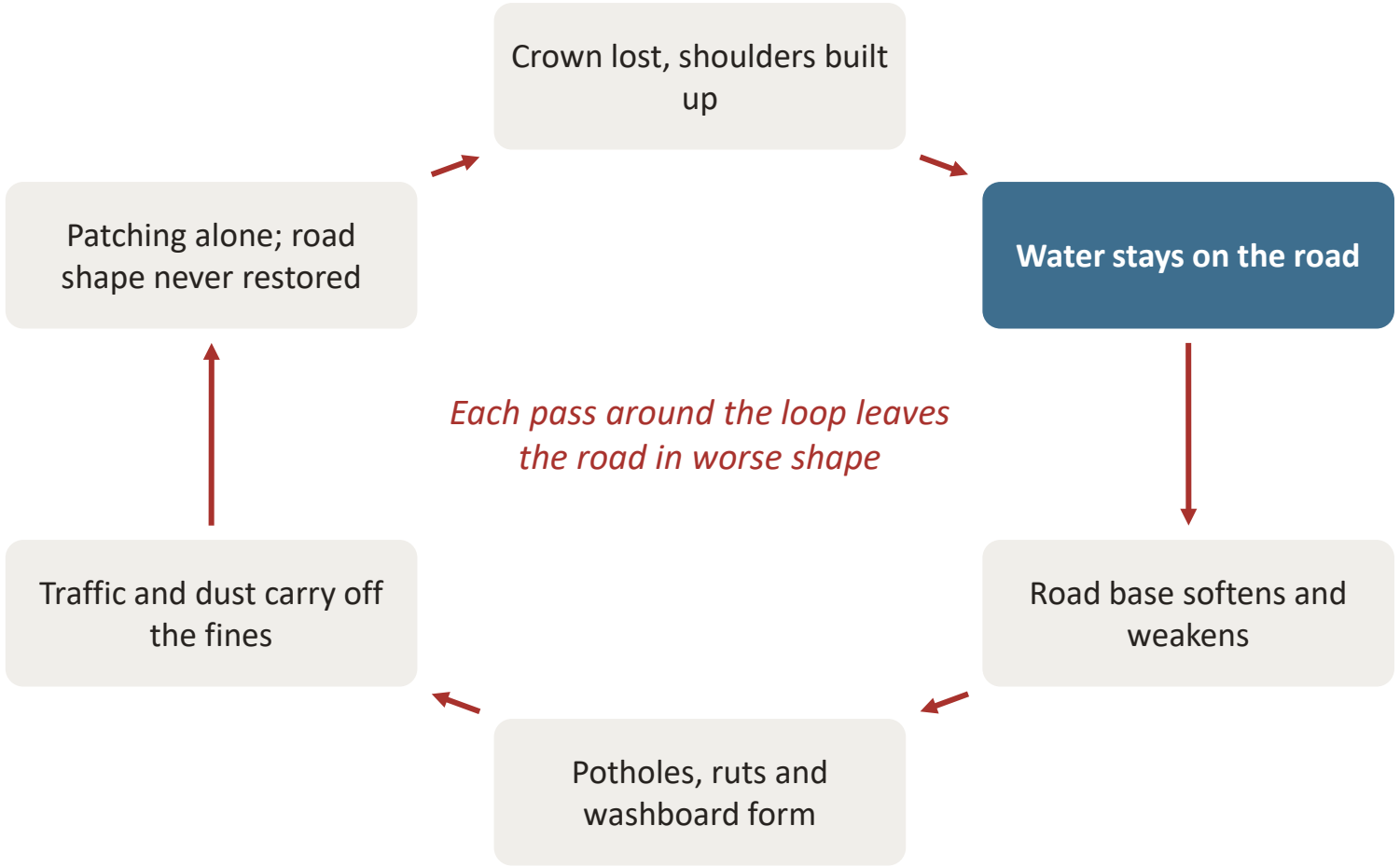


Sub-grade rock showing through
Not enough road base left on the surface



Potholes in bound recycled asphalt
Hard RAP crust breaking apart

Why bad roads get worse, faster



Breaking the cycle

Years without annual grading or binders are why we now need more material.

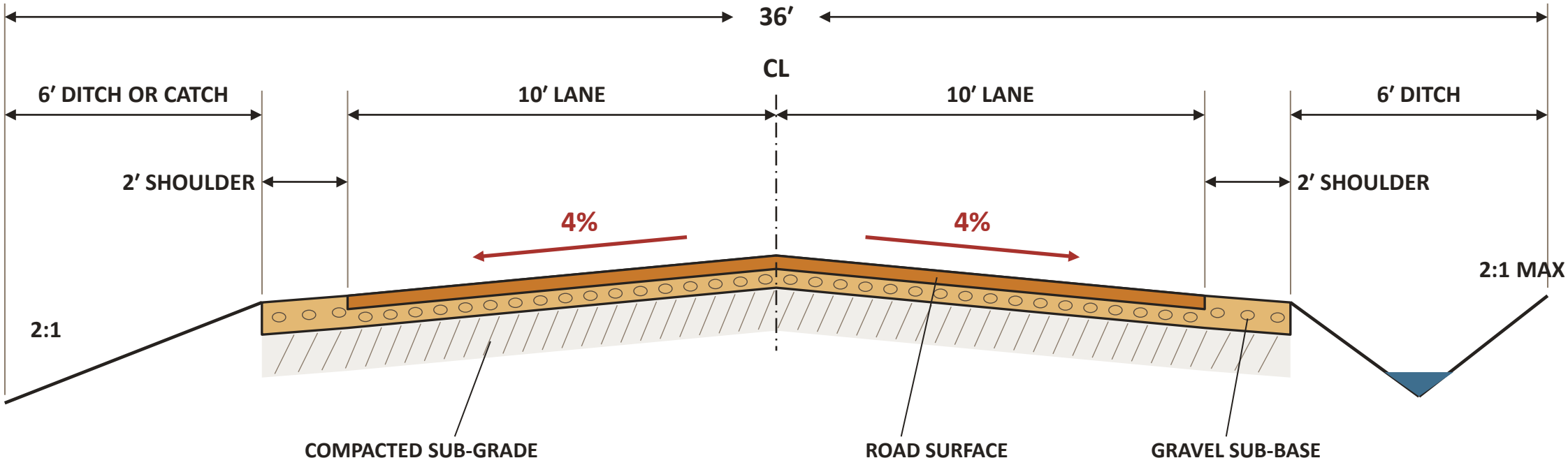
Yearly maintenance stops the loss and lowers future capital costs.

Today vs. federal gravel road guidelines

	Today on Ruby Ranch	FHWA gravel road guidelines
Road shape	Flat or dished; crown has been lost	Crown ½″ per foot (≈4%), straight like a roof, max 6%
Shoulders	Built up higher than road; trap water	Slope directly away from the road; no high shoulder
Ditches	Shallow, filled in, or missing	A ditch to carry water away from the road
Water	Ponds and runs down the driving lanes	Drains off quickly, before it softens the roadbed
Surface	Thin base/RAP; sub-grade rock showing through	Adequate layer of good surface gravel, compacted
Dust	Fines blow away; washboard follows	Fines kept in the road; stabilizer where needed
Maintenance	Loader patching only, no regular grading	Regular grading to keep crown and shape

Guidelines: FHWA Gravel Roads Construction & Maintenance Guide (2015); PASER Gravel Roads rating manual (UW–Madison).

Design plan: typical road cross-section



Grading restores the best crown the existing material allows. A full 4% crown comes with new road base (capital budget).

Two 10′ lanes · 4% cross-slope (½″ per foot) · 2′ shoulders · 6′ ditches, 2:1 max · 36′ total

Based on the MIRO Ruby Ranch Roadway Report (Job 18103, 2018), typical sections Sheet CSK-4.0: cross-slope raised from 2% to 4%, 8′ trail removed. Vertical scale exaggerated.

Grader for the long term, loader in between

Loader: the in-between fix

- Fills potholes and soft spots quickly
- Keeps roads in shape between grader visits
- Temporary: can't rebuild the crown or cut ditches

Motor grader: the long-term fix

- Reshapes the whole road cross-section
- Pulls good material back from the shoulders and opens ditches
- Mixes rock and fines evenly so the surface compacts

Grader maintenance process

1. **Scarify** — Loosen the surface where needed
2. **Reclaim** — Pull usable material back from shoulders
3. **Reshape** — Mix and rebuild crown and drainage
4. **Compact** — Add water and compact the surface
5. **Stabilize** — Dust control where it makes sense

Our recycled asphalt: a new approach

Today: RAP on top of RAP

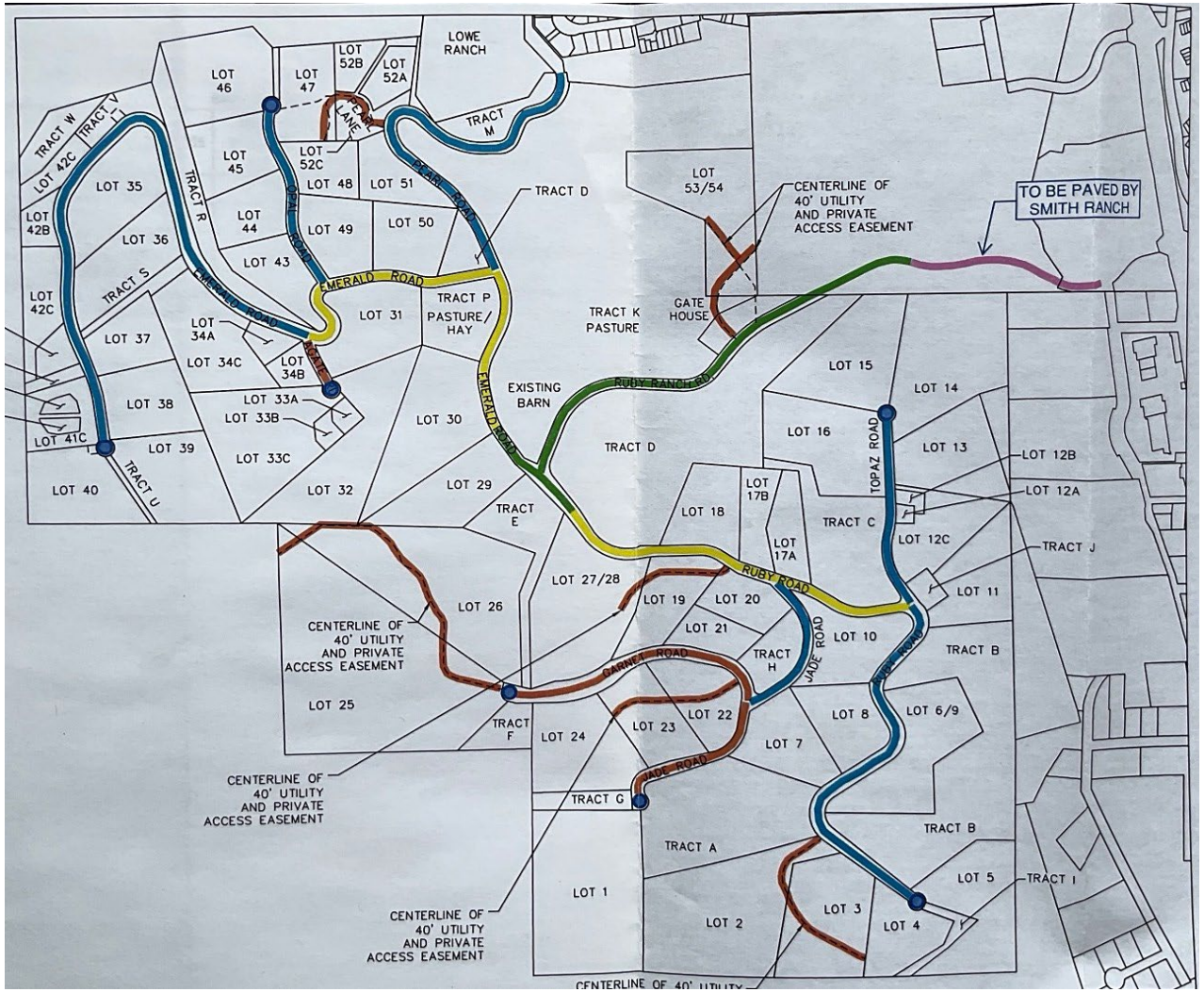
- Binds together into a hard crust
- Potholes need grinding or major rehab
- Can't be maintained with normal grading
- New layers hide the problem instead of fixing it

Proposed: break up and blend

- Break up existing RAP, blend with new road base
- Durable, and still gradable with standard equipment
- Puts material we already own to use

≈200 tons of RAP already stockpiled. Blended into new base it trims what we buy; reworking the RAP already on our roads could save more.

Ruby Ranch road tiers



Legend

Tier 1A
Ruby Ranch Rd entrance: already paved

Tier 1B
Main collectors: Emerald Rd and Ruby Rd to Topaz. Start here

Tier 2
Residential roads

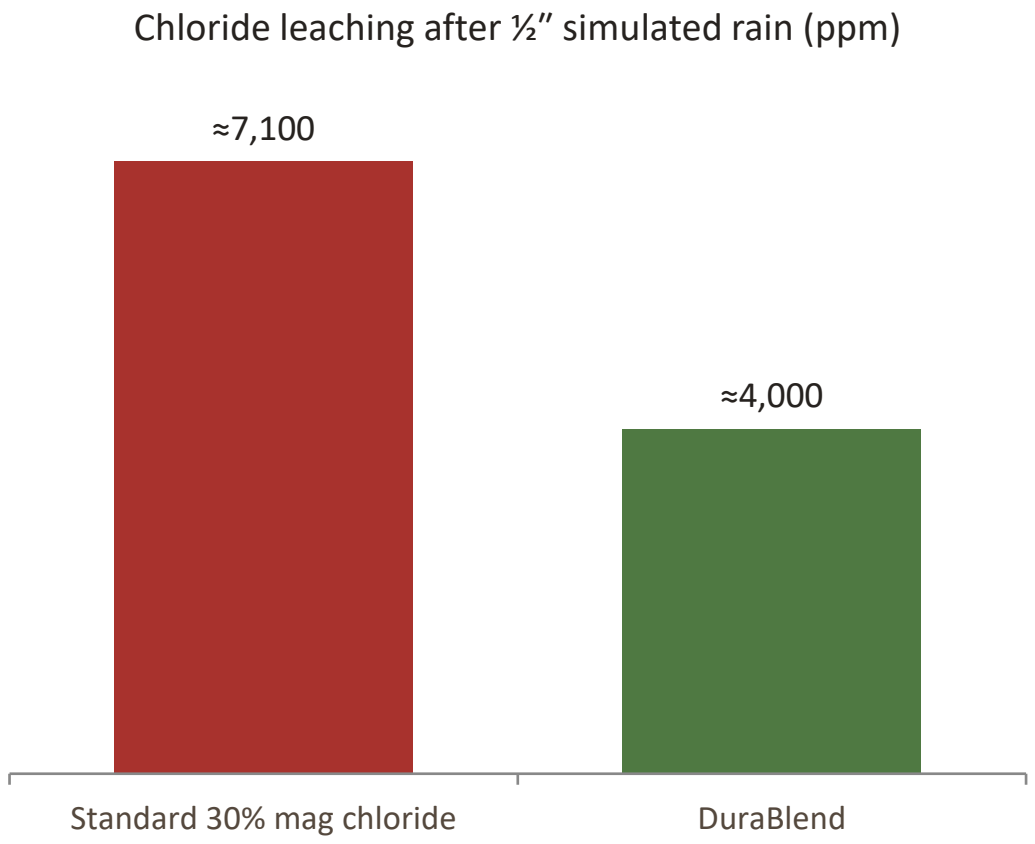
Tier 3
Low-traffic roads and access easements

Tiers are based on the MIRO traffic study: average daily vehicle trips and residences served.

Source: MIRO Ruby Ranch Roadway Report (Job 18103, 2018), Road Exhibit CSK-02.

Binder option under review: DuraBlend

A product that could cut chloride leaching and fits our environmental stewardship goals



Values read from EnviroTech's 2024 DuraBlend brochure chart (manufacturer data, not yet verified).

Less leaching
About 45% less chloride runoff than standard mag chloride, per the manufacturer

Costs a little more
About 16–18% more than RoadSaver (standard mag chloride) at the same rates, per contractor pricing

Holds the road together
Bonds with aggregate to cap the surface: fewer potholes, less road base lost

Still researching
Health and environmental effects of both DuraBlend and mag chloride, and dialing in costs. A resident physician wants more information before weighing in. Next: conference call with the manufacturer.

Where we start: a phased plan by road tier

Tiers from the MIRO Ruby Ranch Roadway Report (2018), based on its traffic study of daily vehicle trips and residences served

Tier 1A
Already paved

Main entrance every resident uses

- Ruby Ranch Rd, gate house to the barn junction

Paved; not part of the grading program

Tier 1B
Start here

Main collector roads

- Emerald Rd, barn junction north to Pearl and Opal
- Ruby Rd, barn junction to Topaz

Full grading and drainage; binder once research is done

Tier 2
Following years

Residential roads

- Emerald Rd west loop
- Opal Rd
- Pearl Rd
- Topaz Rd
- Jade Rd (north)
- Ruby Rd south to the Lot 4 cul-de-sac

Annual grading; capital work as budget allows

Tier 3
Longer term

Low-traffic roads and access easements

- Garnet Rd
- Jade Rd (south)
- Pearl Ln
- Agate Rd
- 40’ utility and private access easements

Drainage and safety repairs as needed

Two budgets: maintain and improve

Annual maintenance

Every year, every road

- Grading, watering and compaction
- Dust control on selected sections
- Ditch cleaning

Goal: keep what we have from getting worse

Capital improvement

Planned, road by road

- Buy road base where it's thin and sub-grade rock shows through
- Blend in our stockpiled RAP
- Major reshaping and drainage work

Goal: enough material for a 4% crown and a proper surface

How we got here: years with no annual grader maintenance and no binders wore down the roads, so today's capital fix needs more material. Yearly maintenance protects that investment and lowers future capital costs.

Pricing: contractor planning estimates

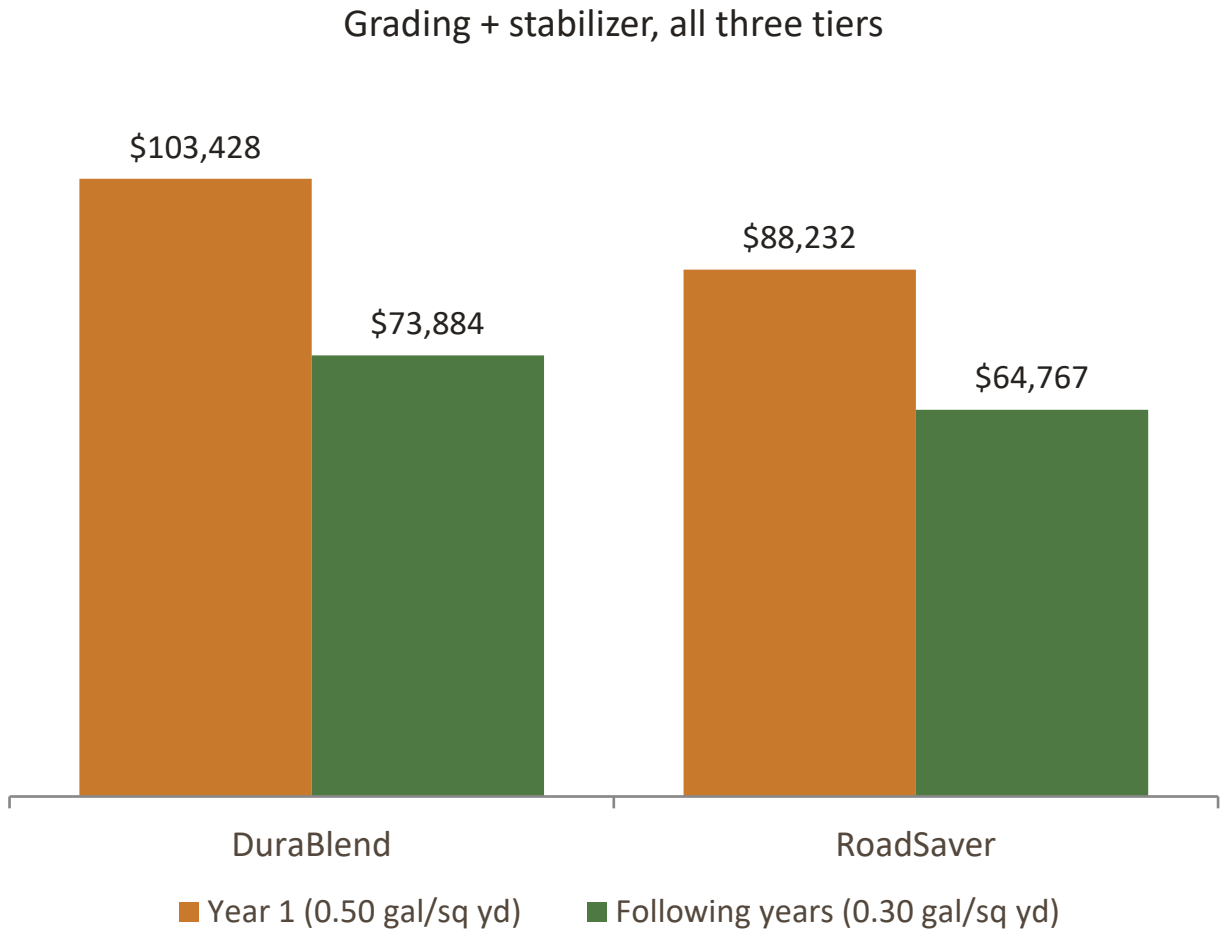
Current-season prices, not fixed bids. Board reviews now; approval at the Dec 11 meeting.

Line item	DuraBlend	RoadSaver	Budget
Drainage and shoulders (first priority, ≈4 days)	**$43,990**	**$43,990**	Capital
Tier 1B grading + stabilizer, initial 0.50 GPSY	**$21,462**	**$18,305**	Maintenance
Tier 2 grading + stabilizer, initial 0.50 GPSY	**$48,659**	**$41,283**	Maintenance
Tier 3 grading + stabilizer, initial 0.50 GPSY	**$33,307**	**$28,644**	Maintenance
New Class 6 road base, all of Tier 1B (≈0.95 mi, 4”)*	**≈$160,600**	**≈$157,500**	Capital
Culverts (installed in-house)	Ranch estimate	Ranch estimate	Capital
Water: ≈12–16k gal/day from ranch hydrant (no trucking)	Ranch estimate	Ranch estimate	Maintenance
2027 price allowance	+5–10%	+5–10%	Both
Total 2027 road request	**TBD**	**TBD**	**Dec 11 approval**

**Includes grading, compaction and initial stabilizer, so it replaces the Tier 1B grading line. Stockpiled RAP covers roughly 7% of the base; reworking RAP already on the roads could save more. Following years use a lighter 0.30 GPSY maintenance coat, about 27–29% less (next slide).*
Drainage could drop by about half if dug material stays on site, reused on meadow roads and water-tank access roads.

Binder costs drop after the first year

The first coat is heavier to build up the surface; a lighter maintenance coat follows each year after



≈27–29% less

each year after the first, once the surface is built up

Tier	DuraBlend Yr 1 → after	RoadSaver Yr 1 → after
Tier 1B	$21,462 → $15,325	$18,305 → $13,431
Tier 2	$48,659 → $34,319	$41,283 → $29,894
Tier 3	$33,307 → $24,240	$28,644 → $21,442

Contractor planning estimates, current-season prices. Roads that get new base have their Year 1 coat included in the base price.

What we're asking the board

1. Support annual grader maintenance as the long-term solution, with loader patching in between
2. Create separate road maintenance and capital lines in the 2027 budget
3. Approve using ranch water for grading, once the source is confirmed
4. Support continued research on a road binder (DuraBlend vs. mag chloride) before choosing one
5. Review the proposed 2027 road budget amount now; final approval at the Dec 11 meeting

Options to consider

Price out paving

A long-term option, for study only

- Planning estimate to pave the Tier 1B collector roads
- Compare 20-year cost: paving vs. gravel maintenance
- Weigh drainage, plowing, the ranch's rural character, and fugitive dust environmental and health effects

Next: ask for a planning-level estimate

Financing options

For a possible future ballot question

- Bond or loan options for larger capital road work
- What a mill levy or bond question could look like
- New debt or a tax increase needs voter approval under TABOR

Next: review options with counsel and CRS

For discussion only: no decision today. Looking into these options does not commit the district to paving or to a ballot question.

Sources

- WBMD road findings: Nov 4, 2026 drive-through with an outside road contractor; road mileage from existing ranch map
- FHWA, Gravel Roads Construction & Maintenance Guide, FHWA-OTS-15-002 (2015): crown, shoulder and ditch standards (fhwa.dot.gov/construction/pubs/ots15002.pdf)
- UW–Madison Transportation Information Center, PASER Gravel Roads manual: rating crown, drainage and gravel layer (ctt.mtu.edu)
- Center for Dirt & Gravel Road Studies, Crown and Cross-Slope bulletin: 4–6% on unpaved roads (cdgrsdev.vmhost.psu.edu)
- Maine DOT, Model Grading Specifications for Roads (2022): no berm or windrow between road and ditch (maine.gov)
- MIRO, Ruby Ranch Roadway Report (Job 18103, 2018): traffic study, road tiers (CSK-02) and typical road cross sections (CSK-4.0)
- EnviroTech Services, DuraBlend brochure (2024): leaching, application rate and cost claims (envirotechservices.com)

Ruby Ranch

2027 Road Maintenance & Improvement Planning

Purpose

This overview provides preliminary budgeting figures to help the board prioritize drainage repairs, compare ongoing road maintenance and dust-control options, and plan phased road-base improvements. These are planning-level estimates, not formal proposals or fixed-price commitments. Scope, quantities, scheduling, and pricing will be refined as projects are selected.

Budgeting assumptions

Figures are based on current-season pricing. Material and supplier pricing for 2027 will not be available until spring, and fuel, hauling, disposal, and other costs may change. For preliminary 2027 budgeting, we recommend allowing an additional 5–10% above the figures shown. Formal pricing will be prepared closer to the work season once scope and current costs are confirmed.

1. Drainage and shoulder improvements — first priority

Our assessment found substantial ditch and shoulder buildup. In several locations, shoulders are higher than the road and ditches are shallow or near roadway elevation, which can trap runoff on the driving surface and accelerate deterioration. Addressing drainage first helps protect subsequent grading, stabilization, and road-base investments.

Preliminary estimate: $43,990

Includes approximately four days of ditch/shoulder work. This is expected to make meaningful progress, but may not correct every area. The assumed crew is a G&G grader and operator, one additional G&G operator using a Ruby Ranch machine, and the Ranch Manager operating another Ruby Ranch machine. The estimate includes trucking and disposal fees for exported material.

Potential cost reduction: If a suitable, approved on-site location is available for excavated material, reduced hauling and disposal could substantially lower the cost, potentially by approximately half. This possibility should be evaluated before finalizing the scope.

A few potential new culvert locations were identified; our understanding is that those installations may be completed in-house and are not included in the above figure.

2. Grading, moisture conditioning, compaction & stabilization

Pricing is organized using Ruby Ranch's three road tiers. Each tier has two product options and two application rates, for a total of 12 budgeting scenarios. The rates shown are gallons per square yard (GPSY). Because the roads have not received regular grading and stabilization in some time, we strongly encourage a 0.50 GPSY for the initial application or newly placed material. A typical subsequent maintenance application is 0.30 GPSY.

Road tier	Product	Initial 0.50 GPSY	Maintenance 0.30 GPSY
Tier One	DuraBlend	$21,462	$15,325
Tier One	RoadSaver	$18,305	$13,431
Tier Two	DuraBlend	$48,659	$34,319
Tier Two	RoadSaver	$41,283	$29,894
Tier Three	DuraBlend	$33,307	$24,240
Tier Three	RoadSaver	$28,644	$21,442

Included scope

- Mobilize equipment to the project site.
- Grade the roadway to restore surface profile, improve drainage, and enhance drivability.
- Apply water as needed throughout grading and compaction using a water truck to achieve suitable moisture conditions.
- Compact the graded surface with a tow-behind compaction roller to promote durability and longevity.
- Apply the selected stabilizer to the prepared surface at the agreed initial or maintenance rate.

All pricing assumes access to a suitable on-site hydrant water source.

As discussed, we intend to work toward a roadway width of approximately 24 feet, reclaiming usable material from outside that width where practical.

Our goal is a 4% crown for drainage; however, many roads lack enough existing material to achieve it, so we will establish the best practical crown under existing conditions. Imported material is not included in these figures.

Product selection: RoadSaver vs. DuraBlend

Both options are intended for dust control and road-surface stabilization. RoadSaver is a conventional magnesium chloride solution. DuraBlend is a magnesium chloride-based product with an added organic binder, intended to improve surface retention and reduce migration.

The separate “Product Comparison: DuraBlend vs. RoadSaver” handout provides additional information.

3. New road base — phased capital improvement benchmark

For long-term planning, the following figures represent a one-mile benchmark for supplying and placing approximately 4 inches of Class 6 road base on a 24-foot-wide road, including grading, compaction, and an initial 0.50 GPSY stabilizer application.

DuraBlend — 0.50 GPSY	$169,420 per mile
RoadSaver — 0.50 GPSY	$166,090 per mile

We recommend approaching new-base work as a phased capital improvement program, addressing priority sections over multiple years rather than committing to entire miles at once. Roadway drainage should be evaluated before selecting each section.

Discussion and next steps

1. Confirm ditching and shoulder drainage as the first priority and investigate on-site material disposal.
2. Confirm the road tier map and priority sections.
3. Select a preferred stabilizer.
4. Identify the highest-priority sections for imported Class 6 road base and develop a multiyear capital plan.
5. G&G Services will provide updated 2027 proposals after spring material prices are available and project scopes have been refined.

Product Comparison: DuraBlend vs. RoadSaver

We're happy to offer both **RoadSaver** and **DuraBlend** as options for dust control and road surface stabilization. Both are magnesium chloride-based products that help retain moisture in the roadway, reduce dust, and improve surface durability. Below is a quick overview of the differences to help guide your decision.

RoadSaver: Standard Magnesium Chloride

- Traditional magnesium chloride solution containing approximately 25–35% magnesium chloride.
- Proven, effective, and economical for dust control and road surface stabilization.
- Attracts and retains moisture, helping bind fine particles and aggregate together to maintain a more stable road surface.
- Does not contain the additional organic binder found in DuraBlend.
- A cost-effective choice for routine road maintenance and dust suppression.

DuraBlend: Enhanced Magnesium Chloride

- Magnesium chloride-based solution containing approximately 28–31% magnesium chloride.
- Contains a proprietary organic binder designed to improve bonding with road aggregate and enhance product retention.
- According to the manufacturer, the enhanced formulation helps reduce chloride migration from the roadway, allowing more of the treatment to remain where it is applied.
- Designed to enhance road surface stabilization and dust control through improved bonding and product retention.
- An option for clients who place additional value on keeping the treatment concentrated within the roadway.

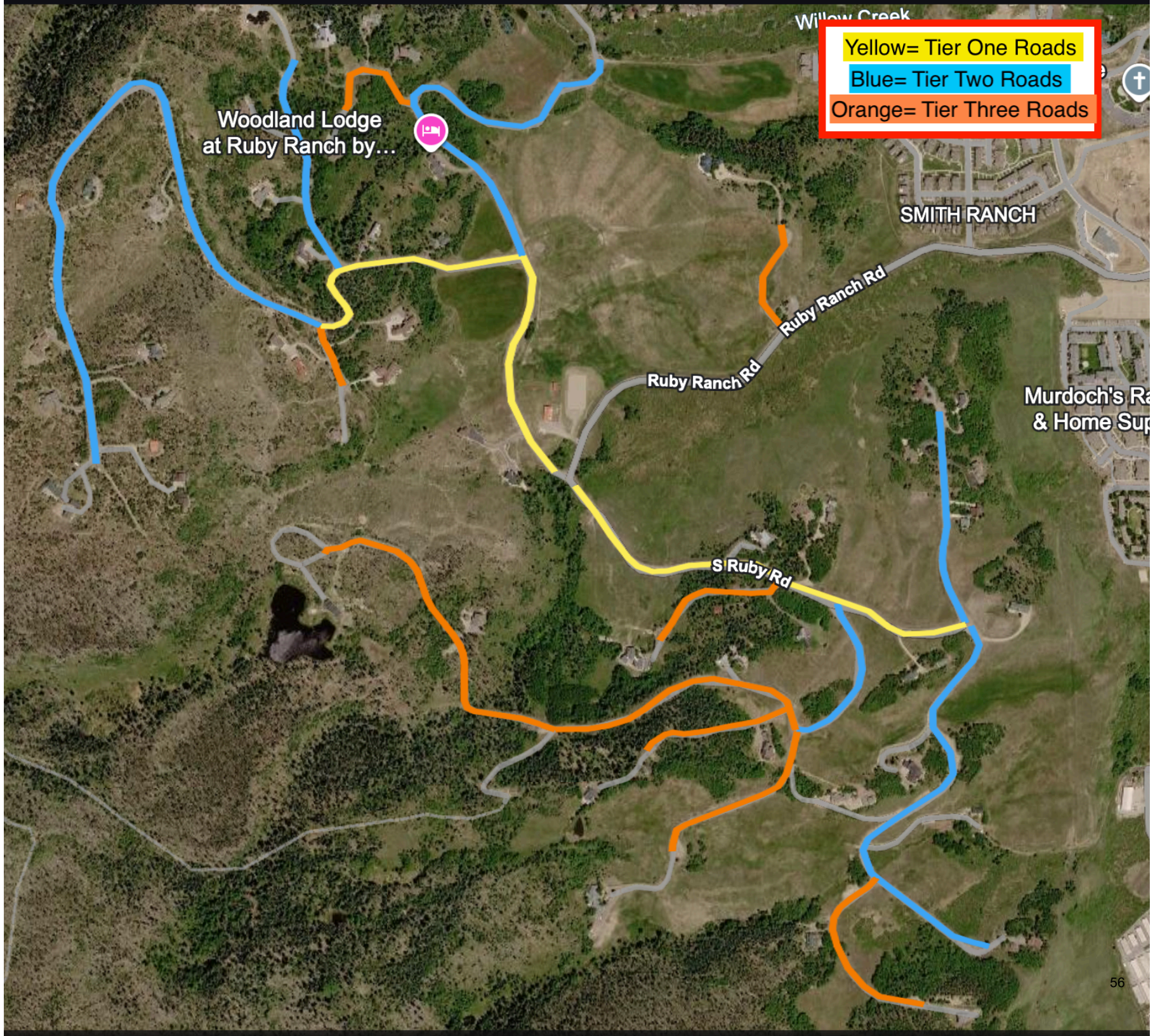
Summary

Both products are classified as nonhazardous under their respective Safety Data Sheets and are fully water-soluble. Both are well-established options for dust control and road stabilization.

RoadSaver provides an economical, traditional magnesium chloride treatment, while DuraBlend incorporates an organic binder designed to improve bonding with road material and reduce chloride migration from the treated surface.

The primary environmental distinction is DuraBlend's formulation, which is designed to help retain more of the applied treatment within the roadway rather than allowing it to migrate into surrounding areas. This may be a consideration for properties with extensive roadside vegetation or where keeping the treatment in place is a priority.

Both products are effective choices, and the decision ultimately comes down to budget, road conditions, and the value placed on DuraBlend's enhanced formulation.


Yellow= Tier One Roads
Blue= Tier Two Roads
Orange= Tier Three Roads
Woodland Lodge
at Ruby Ranch by...
SMITH RANCH
Ruby Ranch Rd
Ruby Ranch Rd
S Ruby Rd

Mat asked me to send this over for the board meeting agenda. Below is the combined estimate for one monolith stone with engraved road names, using the stone pricing from Matt Mueller at Siloam Stone and the install/engraving quote from Colorado Stoneworks (Estimate #1865, attached).

COMBINED COST PER STONE

1. Stone – Siloam Stone (Matt Mueller)
- $469.00/ton, loaded at the mine
- Our existing monoliths are about 5–6 tons each
- Cost: $2,345.00 – $2,814.00

2. Freight to Ruby Ranch – Siloam Stone estimate
- $1,200.00 – $1,700.00 per truckload (about 24 tons per load)
- Cost for one stone shipped alone: $1,200.00 – $1,700.00

3. Install and Engraving – Colorado Stoneworks (Est. #1865)
- Cost: $6,810.21

ESTIMATED TOTAL PER STONE: $10,355.21 – $11,324.21

WHAT COLORADO STONEWORKS COVERS
- Final location and orientation, plus the 811 utility locate call
- Engraving layout design for our approval
- Site excavation and prep, and forming and pouring the concrete foundation
- Setting and leveling the stone
- On-site engraving with one color
- Site cleanup

WHAT RUBY RANCH COVERS
- Selecting, buying and arranging delivery of the stone (Siloam Stone pricing above)
- Heavy equipment and operator. I'll run our loader and excavator for the install, so no outside equipment or operator cost is included.

NOTES
- Siloam can't duplicate the exact shape of the existing stones, since each is unique, but they can find similar shapes.
- A truckload holds about 24 tons, so roughly 4 stones could ship together. Ordering several at once would bring freight down to about $300–$425 per stone.
- Colorado Stoneworks' price is for one stone only. Each additional stone (up to 11 total) would be quoted separately.
- Pricing assumes normal digging conditions. Rock, groundwater, buried utilities, permits or traffic control could add cost through a change order.
- The Colorado Stoneworks estimate is valid through 12/31/2026.

Let me know if you need anything else for the agenda.

Thanks,
Alex Wiser

COLORADO STONEWORKS
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Parker, CO 80134 US
+17205931868
zreardon@coloradostoneworks.com
ColoradoStoneworks.com

Estimate

ADDRESS
Alex Wiser
Ruby Ranch
Ruby Ranch
silverthorne
CO
80498

SHIP TO
Alex Wiser
Ruby Ranch
Ruby Ranch
silverthorne
CO
80498

ESTIMATE # 1865
DATE 10/30/2026
EXPIRATION DATE 12/31/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Ruby Ranch – Stone Monument Installation & Engraving Colorado Stoneworks will provide the labor, materials, and design services required to install and engrave one owner-supplied natural stone monument at Ruby Ranch. Scope includes: - Coordination of the monument's final location, orientation, and engraving placement and coordination calling out 811 to mark utilities. - Graphic design and preparation of a custom engraving layout for client approval. - On-site excavation and preparation of the installation area. - Formation and pouring of a concrete foundation sized appropriately for the selected stone. - Labor to position, level, and			

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT

permanently set the monument.

- On-site engraving of the approved design.

- Application of one approved engraving color.

- General jobsite cleanup upon completion.

Owner-Supplied Items and Responsibilities

- Ruby Ranch will select, purchase, and arrange delivery of the stone monument to the project site.

- Ruby Ranch will provide all required heavy equipment, including excavators, front-end loaders, forklifts, telehandlers, or similar lifting equipment.

- Ruby Ranch will provide a qualified equipment operator unless otherwise included through a written change order.

- Equipment must have sufficient lifting capacity and reach for the selected stone and installation location.

- Ruby Ranch will provide reasonable site access and identify or approve the final monument location.

Exceptions and Clarifications:

This proposal covers one stone monument only. Ruby Ranch anticipates installing up to 11 monuments over time; each additional monument will be quoted and authorized separately.

Pricing assumes normal soil and excavation conditions. Rock, buried concrete, utilities, unsuitable soil, groundwater, restricted access, additional engineering, permits, traffic control, or unforeseen site

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		conditions are excluded and may require a change order. Final stone dimensions, weight, foundation requirements, design complexity, and equipment needs must be confirmed before scheduling. Colorado Stoneworks is not responsible for delays or damage caused by inadequate owner-supplied equipment, operators, site access, or stone handling. Natural variations in stone may affect engraving depth, texture, color, and overall appearance.			
	Total		1	6,810.21	6,810.21T

SUBTOTAL	6,810.21
TAX	0.00
TOTAL	**$6,810.21**

Accepted By

Accepted Date

From: Mathew Sherwood <mathew_sherwood@wbmetro.org>
Date: November 12, 2026 at 6:46:17 AM MST
To: Carl Oppedahl <coppedahl@wbmetro.org>
Cc: Olbright EJ <ejo@wbmetro.org>, Blake Shutler <bshutler@wbmetro.org>, Jim Hahn <jhahn@wbmetro.org>
Subject: Re: Tomorrow's budget work session
Carl, thanks for flagging this. The meeting will go ahead as noticed at 2:00 PM. This is a work session to organize the budget ahead of the December meeting, and we are not taking any action today, so no one is expected to have fully reviewed the materials that came in yesterday. The road and water items will be presented as vendor recommendations for discussion only and will come back in the December packet with time to review. Formal public comment on the budget will take place at the December meeting before adoption. We will leave a few minutes at the end today for any neighbor questions. To keep us within the open meetings rules, I'd ask that any further discussion wait until the meeting. Thanks,
Mat

From: Carl Oppedahl <coppedahl@wbmetro.org>
Date: November 12, 2026 at 1:11:50 AM MST
To: Mathew Sherwood <mathew_sherwood@wbmetro.org>, Olbright EJ <ejo@wbmetro.org>, Jim Hahn <jhahn@wbmetro.org>, Blake Shutler <bshutler@wbmetro.org>
Cc: Carlos Arreola-Karr <ckarr@crsofcolorado.com>, Sue Blair <sblair@crsofcolorado.com>
Subject: Re: Tomorrow's budget work session
Matt I don't know how to react to this. Your meeting is set for 2PM today Thursday November 12. What I see is that about 25 pages of new meeting packet materials, and about fifteen minutes of videos, got sent to us about five hours ago, at 7:12 PM yesterday, well after the close of business. By chance I happened to wake up just now at 1AM and so I am seeing these materials for the first time. Had I not awakened in the middle of the night, I guess I would have had to tackle these materials during maybe four hours of today's business day.

I don't know if the correct thing is to cancel or postpone the announced meeting, or if some other corrective action would be appropriate, like striking most of these materials from the meeting packet and from the agenda, but I simply will not be able to drop everything and assimilate these new videos and meeting packet materials that arrived less than 24 hours in advance of the meeting.

Another concern of mine is that it will be recalled that during the previous Board meeting, a homeowner was assured that public comment would be permitted during this meeting. If it would help, I can find this in the video recording of that meeting.

Carl

On 11/11/2026 8:49 PM, Mathew Sherwood wrote:
All, a quick note ahead of tomorrow's 2:00 PM budget work session. The notice lists the meeting on Zoom and that remains the official format, but I will be joining from the gate house in person and anyone who would like to join me there is welcome. As a reminder, this is a work session, so we will review the proposed 2027 budget, ask questions and give direction to staff, but we will not take motions or votes. It is a public meeting, so neighbors may listen in. Please hold any discussion of the budget items for the meeting itself rather than replying all to this email. Thanks,