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# RECORD OF PROCEEDINGS

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## Minutes of the Regular Meeting of the Board of Directors Copper Mountain Consolidated Metropolitan District April 26, 2024

A Regular Meeting of the Board of Directors of the Copper Mountain Consolidated Metropolitan District (the "District") was held on April 26, 2024 at 8:30 a.m. in person and via Zoom in the Conference Room located in the District Administrative Building, Copper Mountain, Summit County, Colorado in accordance with applicable statutes of the State of Colorado.

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

- Tom Malmgren, President
- Abigail Tietjen, Secretary (recused from Executive Session)
- Stan Sprinkle, Treasurer
- Jim Reis, Board Member

The following Directors were excused from being present:

- Ben Broughton, Vice President

CMCMD Staff in attendance was:

- Chelsey Lange, Public Works Director
- Ed Pankevicius, Chief Plant Operator
- Missy Stabile, Clerk-Treasurer
- Erik Chichester, Head of Facility Maintenance

Also in attendance was:

- Peter Siegel, Copper Mountain Resort Association Executive Director
- Crosby Lanham, Vero Networks (via Zoom)

### **Call To Order**

The Regular Meeting of the Board of Directors of Copper Mountain Consolidated Metropolitan District was called to order by Tom Malmgren, President of the Board, noting that a quorum was present.

### **Agenda Update**

March minutes will not be reviewed at this time.

### **Minutes**

The Board reviewed the minutes of the February 16, 2024 Regular Board Meeting. Upon motion duly made by Director Reis and seconded by Director Sprinkle it was unanimously

**AGREED** to approve the minutes of the February 16, 2024 Regular Board Meeting with corrections.

### **Community Updates**

Peter Siegel, Copper Mountain Resort Association Executive Director, reported that the Resort Association received a complaint about resort surcharges. The community is not aware of all the work the Resort Association does behind the scenes. Some examples of what happens behind the scenes include Mr. Siegel driving around the resort with County Manager Dave Rossi and Assistant County Manager Scott Hoffman so they could witness problematic road and recreation path conditions. They are now aware of the issues and understand the priorities. Mr. Siegel continues to work on road conditions for the resort and is meeting with County Commissioner Tamara Pogue next week. SB24-33 and the associated

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house bill failed in large part due to efforts from people like Mr. Siegel. He has been advocating for the community on this topic since 2021. The surcharges help support security and HOAs which are benefits the entire community. Mr. Siegel has been invited to be a member of the County Comprehensive Plan Advisory Committee. He would like to make sure Copper Mountain is designated as a resort community and not lumped in with the rest of the unincorporated communities in Summit County. There will be a County Comprehensive Plan open house on Wednesday, May 8 from 9:00 – 11:00 a.m. at the Frisco Day Lodge. There is an existing comprehensive plan that is more like a zoning plan, and a lot of people are looking at it from different perspectives.

The Village Association has several small projects planned for this summer including bridge work and lake projects. Mr. Siegel mentioned that the various Copper Mountain entities used to meet each summer with the county sheriff and county representatives. That has not happened in a while, and he proposes a round table meeting with all of the governing entities here at Copper during the annual Resort Association Meeting during Labor Day weekend. Resort Association meetings are open to the public but not publicized because they are not regularly scheduled. The annual meeting is publicized according to state statute.

The county is very proud of Mountain Sprouts Academy, the new childcare facility located at Copper.

Crosby Lanham, Vero Networks, reported that Vero Networks is focusing on service reliability and resolving internal issues like Wi-Fi and cabling. Customer service and technical support are also priorities.

**Public Input** No public comment.

**Financial** The March 2024 check detail reports were presented to the Board prior to the meeting.

Past due Cable & Internet accounts were reviewed by the Board. The customer list is being kept confidential and will not be distributed with the Board Meeting packets.

Onsite work for the 2023 Audit begins next week.

The Board requested that February, March, and April monthly financials be presented separately and sent to the Board prior to the next meeting if possible.

### **New Business**

#### **LR Tank**

#### **Project**

Chelsey Lange, Public Works Director, reported that Lewis Ranch Tank Rehabilitation engineers are working on a design, and, when complete, it will be submitted to the Colorado Department of Public Health and Environment. District counsel is working on bid contracts. Requests for bids will be submitted to the Summit County Journal on May 6 for advertising. A walkthrough is scheduled for May 21 and bids are due on June 11. The goal is to start work on July 15.

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### **Resolution**

#### **2024-02**

Upon motion duly made by Director Tietjen and seconded by Director Reis it was unanimously

**AGREED** to adopt Resolution 2024-02, A Resolution Authorizing the President of the Board to Award a Contract to a Qualified Contractor and Sign Contracts for Work Related to the Lewis Ranch Water Storage Tank Rehabilitation Project at Copper Mountain as amended.

The Board requested the budget be updated to account for Lewis Ranch tank and Wastewater Treatment Plant projects.

### **Website**

#### **Accessibility**

The District will need to adopt an Accessibility policy for all documents available on the website and distributed to the public. There will also need to be a separate accessibility page on the website. These are not new laws, but part of ADA compliance laws passed many years ago.

### **Staffing &**

#### **Benefits**

Missy Stabile, Clerk-Treasurer, reported that the District is currently short-staffed in the Water and Sanitation Department and in Administration. District employee benefits are not competitive with peer entities and need to be improved to attract and maintain employees. An overview of benefits offered by the District and peer entities was presented to begin further discussion.

### **Staff Updates**

Chelsey Lange, Public Works Director, reported that there are lots of projects happening. In addition to information presented in her Board Report, A-Lift Neighborhood design is in process. The proposed design intent is to have one master meter for the lodge property.

Ms. Stabile noted that the next opportunity to have a Tabor Election will be this November. If the District wishes to discuss implementing a sales tax, we will need to confirm what we are able to and want to fund. A Tabor Election can be done in conjunction with the Board Member Election next May or in coordination with the County Clerk next November.

### **Recess**

#### **Meeting**

The Regular Meeting of the Board of Directors was recessed by Director Malmgren at 11:48 a.m.

### **Reconvene**

#### **Meeting**

The Regular Meeting of the Board of Directors was reconvened by Director Malmgren at 11:55 a.m.

### **Executive**

#### **Session**

Director Reis moved that “the Board of Directors for the Copper Mountain Consolidated Metropolitan District go into executive session for discussions regarding personnel matters as authorized by C.R.S. § 24-6-402(4)(f) of the Colorado Open Meetings Law. The discussions are related to the District Manager

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position. Those present at the outset of the executive session shall be members of the Board of Directors as present at this meeting except Abigail Tietjen, who recused herself from the Executive Session.”. Upon the Motion duly made and seconded, Director Malmgren declared, “The Motion passes on a vote of 3 in favor and 0 opposed. The time is now 11:57 a.m., and the Board will go into executive session.”

**Return to**

**Open Session** Director Malmgren stated, “The time is now 1:02 p.m., and the executive session has been concluded. The participants in the executive session were Thomas Malmgren, Stan Sprinkle, and Jim Reis. Abigail Tietjen recused herself prior to the executive session.

“For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I ask that you state your concerns for the record at this time. Seeing none, we will proceed with the agenda for the open meeting.”

The Board announced that the final candidates for the position of District Manager are Missy Stabile and Abigail Tietjen. They will be contacted to arrange individual interviews on May 9, 10, or 13, 2024.

**Other**

**Business** No other business to come before the Board.

**Next**

**Meeting** The next Regular Board Meeting is scheduled for May 31, 2024 at 8:30 a.m.

**Adjournment** There being no further business to come before the Board, by motion duly made by Director Sprinkle and seconded by Director Reis, it was unanimously

**AGREED** to adjourn the Regular Meeting of the Copper Mountain Consolidated Metropolitan District Board of Directors.

Director Malmgren adjourned the Regular Meeting of the Copper Mountain Consolidated Metropolitan District Board of Directors on the 26<sup>th</sup> day of April 2024, at 1:04 p.m.

Respectfully Submitted,



Melissa Stabile, CMC  
District Clerk-Treasurer