# RECORD OF PROCEEDING

## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

## BRITANIE RIDGE METROPOLITAN DISTRICT

## HELD WEDNESDAY, JULY 9, 2025, AT 10:00 A.M.

**ADMINISTRATIVE ITEMS**

The regular meeting of the Board of Directors of the Britanie Ridge Metropolitan District, Elbert County, Colorado was called to order on the day shown above by Dianne Miller in accordance with the laws of the State of Colorado. The following Directors were acting:

Jeremy Hanak, President
Jason Gibson, Secretary
James Schirger, Treasurer/Assistant Secretary
Stuart Goettsch, Assistant Secretary

Also present were Dianne Miller, esq., Sonja Steele, and Rhonda Bilek of Miller Law, pllc

**MEETING INFORMATION**

Zoom Videoconference: https://us02web.zoom.us/j/81675582847?pwd=0ZYpmIvEXPhxExbIZZ1PVmPbgGzxcB.1

Meeting ID: 816 7558 2847
Password: 952957
Telephone: 1 719 359 4580

**CALL TO ORDER**

A quorum of the Board was present, and the meeting was called to order at 10:08 a.m.

**CONFLICTS OF INTEREST**

Ms. Miller advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary of nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Mr. Hanak disclosed his interests as the owner of property and resident within the District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Mr. Gibson disclosed his interests as the owner of property and resident within the District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Mr. Schirger disclosed his interests as the owner of property and resident within the District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Mr. Goettsch disclosed his interests as the owner of property and resident within the District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

**MINUTES**

Ms. Miller noted the new format of meeting minutes to comply with Title II 42 U.S.C. 12134(c); 42 U.S.C. 12186(c). Upon motion by Director Hanak and second by Director Gibson, the Board approved the meeting minutes for November 11, 2024, District annual Meeting and the Town Hall Meeting as presented.

**PUBLIC COMMENT**

There were no public in attendance and no comments.

**REVIEW AND DISCUSS THE DISTRICT CURRENT SERVICE PLAN, FOCUS REQUIREMENTS FOR (BRE) OPEN SPACE AND DISCUSS RULES AND PROCEDURES THAT PERTAIN TO ENFORCING THE OPEN SPACE AREA AND THE DISTRICT'S RESPONSIBILITY**

Ms. Miller reviewed the service plan with the Board and shows that there are no formal plans to formally maintain any of the open space outside of fencing repairs as needed. the service plan allows fees to be imposed. Director Gibson proposed to have signs installed at the entrance to inform users of risk, Ms. Miller commented that the signs to be big enough and will review the language for signage for the Board.

**DISCUSS ASSUMING ROAD OWNERSHIP AND ONGOING MAINTENANCE RESPONSIBILITY**

Ms. Miller provided per the service plan the District can take over the roads and will require a service plan amendment to demonstrate financing and the county would support this vs the HOA. The Board discussed that a road study would need to be completed by the HOA in order for the Director's to discuss funding needs. The Board of Director's discussed a potential snow plowing services in 2026. Ms. Miller discussed that the District has pool and liability insurance and will obtain a copy and send it to the Director's. Ms. Miller and the Board of Director's agreed that the discussion will be tabled until the next budget hearing November 10, 2025.

**DISCUSS POTENTIAL OFFER TO PURCHASE THE 2.5-ACRE PARCEL ADJACENT TO DISTRICT PROPERTY**

Ms. Miller and the Board discussed that at this time there is no need to purchase the land..

**OTHER BUSINESS**

Director Goettsch asked if there is an Emergency Plan for natural disasters. Ms. Miller response that there is not a Colorado Statute that requires an emergency plan in place and under attorney's advisement, Ms. Miller informed that it would be prudent for a plan to be in place and to review the CSPPL policy and assist with language on creating an emergency plan. Director Schirger to provide to Ms. Miller and the discussion will be added regarding the 2026 budget and tabled until the next budget hearing November 10, 2025.

**ADJOURNMENT**

Upon motion by Director Schirger and second by Director Gibson the meeting was adjourned.

Respectfully submitted,

Signed by:

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Secretary for the Meeting