
Record of Proceedings

Minutes of the Regular Meeting of the Board of Directors Copper Mountain Consolidated Metropolitan District

September 26, 2025

Meeting Description

A Regular Meeting of the Board of Directors of the Copper Mountain Consolidated Metropolitan District (the "District") was held on September 26, 2025, 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:

- Director Broughton, President
- Director Bilenduke, Vice President (via Zoom)
- Director Sprinkle, Treasurer
- Director Malmgren, Secretary
- Director Reis, Board Member

CMCMD Staff in attendance were:

- Abigail Tietjen, District Manager
- Chelsey Lange, Public Works Director
- Ed Pankevicius, Chief Plant Operator
- Erik Chichester, Head of Facility Maintenance
- Ben Johnson, Plant Operator
- Carolyn Russo, Clerk-Treasurer
- Mike Hauswald, Administrative Assistant

Also, in attendance was:

- Peter Siegel, Copper Mountain Resort Association Executive Director
- Jake Webster, Operations Manager (CMRA)
- Eric Weaver, Marchetti & Weaver

Call to Order

The Regular Meeting of the Board of Directors of Copper Mountain Consolidated Metropolitan District was called to order at 8:32 a.m. by Director Broughton, President of the Board, noting that a quorum was present.

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33 Agenda Update

34 Director Broughton asked if there were any updates to the agenda. Abigail
35 indicated there are none.

36 Community Updates

37 Peter Siegel, Copper Mountain Resort Association (CMRA) Executive Director gave an
38 update on CMRA & VAC budget meetings with an emphasis on the budget
39 differences when it comes to guests and business as opposed to HOAs. The
40 completion of the Bridge End bypass sidewalk will happen next Spring. Peter
41 informed everyone that the county assured him they do not have an appetite to
42 increase the 2% lodging tax at this time. Peter will be taking the noise and lighting
43 ordinances to the County for approval. He is hoping this is a step forward in
44 identifying things they do not need to be involved with. Davis Moss retired after 21
45 years, Ray Dillon left after 18 years. Jake Webster was hired as the new Operations
46 manager. Jake was introduced at the meeting and gave an overview of his history in
47 the ski industry, education, and his strong points from a working standpoint. It has
48 not been determined at this point who Ray's replacement will be.

49 Director Malmgren inquired about a "nasty rumor" going around that the Super B is
50 down and will be through the World Cup. Director Bilenduke (via zoom chat) stated
51 "it is not true; Super B will be running."

52 Public Input

53 No public comment.

54 Old Business

55 Minutes

56 The Board reviewed the minutes of August 22, 2025, Regular Board Meeting.

57 Upon motion duly made by Director Sprinkle and seconded by Director Reis, it was
58 unanimously **AGREED** to approve the minutes of August 22, 2025, Regular Board
59 Meeting.

60 Financial Matters

61 Eric Weaver stated the board package includes the August financial and Preliminary
62 budget for FY26; the latter will not require approval today. He also gave an update
63 on the Bond financing conversations he has had with Michael Lund at Piper Sandler;
64 it was expressed that the best respondent would be NBH Bank, given their
65 aggressive rates and the District's history with them. Eric is expecting a proposal
66 soon from NBH regarding what their terms might be. Not much can be determined

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67 until the terms are received and if they come back with terrible terms it would be
68 “back to the drawing board.” Eric is confident there is a 90% chance of working with
69 NBH. Stan asked Eric what the potential bond term would be, and Eric stated
70 twenty years; possibly thirty years.

71 Eric did not have much to report on the August financials as there were no big
72 shifts. Director Sprinkle inquired about the SFE receivable continuing to grow.
73 Carolyn informed the board they had just paid their Q1 invoice, and the Q2 invoice
74 was recently sent over to them.

75 Director Malmgren did add further discussion by inquiring about the payments to
76 Seagrizzly and \$10,000 to the High-Country Conservation Center. Chelsey explained
77 that it is for updating the water efficiency plan that is updated every 5 years.

78 Upon motion duly made by Director Sprinkle and seconded by Director Bilenduke, it
79 was unanimously **AGREED** to approve the August Financials including cash
80 disbursements.

81 Eric reviewed the budget and spoke on the most recent changes the legislature has
82 made to property taxes, so even though assessed values are going up, the new
83 legislation will cause our overall property taxes to decrease in FY26. Eric also noted
84 that the FY25 Budget will require an amended approval due to Bond issuance.

85 New Business

86 Introduction of Mike Hauswald

87 Mike gave a brief description of his living and work history. Mike’s management of
88 Peregrine and Post Office experience was mentioned.

89

90 Waste Water Rehabilitation Project Cash Flow Update

91 Carolyn spoke about the cash flow update she created. The project costs need to be
92 looked at one final time and then a file will be sent out.

93

94 Employee Handbook

95 Abigail presented the newly revised 2025 handbook and asked the Board if there
96 were any questions. Abigail indicated it will be updated annually. Upon motion duly
97 made by Director Sprinkle and seconded by Director Reis, it was unanimously
98 **AGREED** to approve the resolution to adopt the handbook.

99 Staff Updates

100 Abigail Tietjen, District Manager

101 Abigail is working with CMRA for a paver in Memorial Park for Dave Steele. The
102 request has been submitted after input from his family.

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103 Erik Hookenson will be out for a few weeks. Other Vero employees (Cody and Ian)
104 will provide onsite coverage in his absence.

105 Summit House East (SHE) has concerns about the pending bridge but it is on Copper
106 property. Abigail is working on a license agreement for the section that is on SHE
107 property. It is too late in the season to pave so it will be pushed to next year.
108 Abigail is hoping for as soon as possible in the spring. Abigail will keep everyone
109 posted as it progresses with SHE.

110 Please let Mike know if there is any feedback on the community dinner.

111 Beaver Builds is the contractor working on the Westlake employee unit. Abigail
112 confirmed they are staying in the \$40,000 range. There is hope the unit will be
113 ready by Nov 1 or mid-November at the latest.

114 Water & Sanitation Report

115 *Chelsey Lange, Director of Public Works & Ed Pankevicius, Chief Plant Operator*

116 Director Malmgren inquired about shortcomings to the current rate structure.
117 Chelsey explained that due to high base rates people don't immediately see the
118 implications because base fees are so much higher than use fees. The goal is to get
119 the rate structure more in line with industry standards.

120
121 Chelsey informed the board that the agreement with the Mountain Club is on hold
122 due to issues on their end.

123
124 The bulk water slab pour at the Plant was scheduled for today if the initial concrete
125 testing came back as it needed to.

126
127 Rocky Mountain Environmental Association awarded Copper 2nd place in the water
128 taste test at their yearly conference in Keystone.

129 Other Business

130 Next Meeting

131 The next Meeting of the Board is a Regular Board Meeting scheduled for October
132 24th, 2025, at 8:30 a.m.

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133 **Executive Session**

134 **Adjournment**

135 Director Broughton adjourned the Regular Meeting of the Copper Mountain
136 Consolidated Metropolitan District Board of Directors on the 26th day of September
137 2025 at 10:43am (at the conclusion of the executive session).

138 **Signature**

139 Respectfully submitted,

140 *Michael Hauswald*

141 Michael Hauswald, Administrative Assistant