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

August 22, 2025

## Meeting Description

**A Regular Meeting of the Board of Directors of the Copper Mountain Consolidated Metropolitan District (the “District”) was held on August 22, 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
* 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, Facilities Manager
* Carolyn Russo, Clerk-Treasurer

Also, in attendance was:

* Peter Siegel, Copper Mountain Resort Association Executive Director
* Eric Hookanson, TV and Internet Manager
* 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 8:30 a.m. by Director Broughton, President of the Board, noting that a quorum was present.

## Agenda Update

Director Broughton asked if there were any agenda updates. District Manager Tietjen informed the board that the audit engagement letter for next year, had been received and she would like it reviewed & signed.

## Community Updates

Vice President Bilenduke touched on snow making improvements, efficiencies, and technologies across the mountain. Trying to get more terrain open earlier in the season for the World Cup Visitors. Copper is expecting 40k guests over the four-day period. Also working with Summit Stage and Bustang to increase service to Copper during the four days of World Cup races.

Copper’s final concert series will take place on Sept 5th and 6th. Overall occupancy and visitations are holding steady. “Happy where we are at as a resort.”

Open conversation of the importance and size of the World Cup. Focusing on local community support and the importance of Copper’s role in the event.

Peter Siegel, Copper Mountain Resort Association (CMRA) Executive Director talked about ongoing sidewalk projects, zipline take down and how the launch and landing have been made into observation areas, the need to energize the lake area, the signage through the village needs to be added to and cleaned up, and the need to simplify assessment structure, use of property, and resort deliveries. Dave Moss retired, and his replacement (Jake) has been hired. Peter recommended that we start to talk about the consolidation of management of the VAC, CMRA and CMCMD prior to his departure. Director Bilenduke was supportive of his recommendation; however, much work would need to be completed prior to any further discussions. Director Sprinkle said working out the legal and tax side would be a needed first step, Manager Tietjen took the action to look at the legal side of things. President Broughton recommended an executive session for the next meeting to talk about the future of Copper in more depth.

Eric Hookanson, VERO TV and Internet Manager will be out for extended time on medical leave but has two main guys that will be filling in. He and his team are pulling 285 strands of fiber in support of the World Cup. Eric asked the board if the World Cup would be on Outside TV, Director Bilenduke suggested in get in touch with Rob Monneville from Copper.

## Public Input

No public comment.

## Old Business

### Minutes

The Board reviewed the minutes of June 27, 2025, Regular Board Meeting.

Upon motion duly made by Director Sprinkle and seconded by Director Reis, it was unanimously **AGREED** to approve the minutes of June 27, 2025, Regular Board Meeting.

### Approval of July 2025 Financial Report and Cash Disbursements

Eric Weaver gave a presentation on revenue bonds that do not require voter approval. An underwriter will put out an RFP which will be sent out to about 100 banks which in turn will submit proposals to Copper, which will then be narrowed down to one which is roughly a 60-to-90-day process. Eric is suggesting or hoping for a 20-year term. Eric Weaver will look into current rates for the next board meeting.

Eric Weaver presented the balance sheet. Director Sprinkle had a question about the long-term debt of $4.5m; what is the plan to reduce this balance, where do funds come from. Eric Weaver explained that it was a combination of two bonds that have annual payments due.

Director Sprinkle asked about the plan for the $13.0m bond that is in the forecast. Action for next board meeting is to define cash flow for WWTP Rehab project and note where funds will come from, cash via bond and timeline.

Upon motion duly made by Director Sprinkle and seconded by Director Malmgren, it was unanimously **AGREED** to approve the July 2025 Financial Report and July AP and Cash Disbursements.

## New Business

Approval of the Born Club agreement that Chelsey is working on, agreement is currently with the Born legal department.

**Board approved motion that Director Broughton and Director Malmgren are authorized to sign the agreement once received. Motion by Director Sprinkle and seconded by Director Reis and it was unanimously agreed.**

**Update on Wastewater Treatment Plant Rehabilitation Contracts**

Clerk-Treasurer Russo prepared a cost presentation that shows total project costs including Design/Engineering now at $18.1m compared to an original amount of $14.6m. Russo walked the Board through the main reasons for the increases and change of scope.

### West Lake Employee Unit Purchase Update

All demo work completed by Metro staff to keep costs down. A few quotes have been received. DM Tietjen asked for Board approval for up to $40K for the renovations. Motion made by Director Sprinkle, seconded by Director Bilenduke, and all approved. Unit purchased for $375k and the forecast will increase once a more solidified remodel expense is established.

## Staff Updates

### Abigail Tietjen, District Manager

Handbook is with the attorney and is on track for all to review by the September meeting.

Mike will start work on Wednesday. A review of Mike’s working past was mentioned.

Many thanks for the Shred Event. Homeowners hope it will become yearly event.

Copper Park is “on the back burner.” Abigail would like to reevaluate next year and possibly reduce the scope into phases to get some of the work done.

The pedestrian walkway plans have been submitted to Summit County for comments, in referral period until Sept 4th. Hopefully the paving from the wellhouse to Ten Mile Circle can be done this fall. Still working with Summit House East board to have the walkway on their property. Many improvements to that corner could be made by having it there.

Summit County and CGS would like to see an avalanche and debris flow study for the WWTP office expansion. This is being negotiated by Abigail and Chelsey, and they have gotten it down to bare minimum to hopefully move forward. The benefit of the studies is that if completed and future building is done on site there will be no need to repeat the studies. $200k set aside for avalanche insurance with Archer Western would be retained but restricted.

The meeting with SC roads at the end of July resulted in cash being tight and the roads needing more work than anticipated. Road work will be split between the summers of 2026 and 2027. Abbi and Peter are working with an engineer on an asset plan to determine the cost of taking over all county duties or in other words anything needed to “run this place.”

Director Sprinkle brought up the conflict-of-interest forms from a board’s standpoint. Abbi and Eric explained it as a standard practice and that it is best to be transparent and it’s in place to protect everyone.

### Water & Sanitation Report

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

The Lewis Ranch water tank work for the survey is almost complete and is on Chelsey’s list.

It has been a challenge getting pump removed from Well 2. It was removed the Wednesday prior to this meeting. It was then discussed whether pumps should be replaced more often and how pumps and wells work together and a description of water rights.

## Other Business

Director Broughton informed everyone that SFE will start charging impact fees for new development. He asked Abigail to reach out to the SFE to express displeasure and a better understanding of it.

The audit letter is not to exceed $11,250. No concern expressed in entering an audit for next year. Director Bilenduke made a motion to accept, seconded by Director Reis, all approved.

## Next Meeting

The next Meeting of the Board is a Regular Board Meeting scheduled for September 26, 2025, at 8:30 a.m.

## Adjournment

Director Broughton adjourned the Regular Meeting of the Copper Mountain Consolidated Metropolitan District Board of Directors on the 22nd day of August 2025, at 11:11 a.m.

## Signature

Respectfully submitted,

Michael Hauswald

Michael Hauswald, Administrative Assistant