
RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS BEAVER CREEK METROPOLITAN DISTRICT March 31, 2005

The Special Meeting of the Board of Directors of the Beaver Creek Metropolitan District (the "District") was held at 8:30 a.m., March 31, 2005 in the Conference Room of the Beaver Creek Club, Beaver Creek, Colorado.

Attendance

In Attendance were Directors:

- Stephen Friedman
- John Wells
- Al Mielcuszny
- John Forstmann

Absent and excused was Director:

- Tommie Campbell

Also in Attendance were:

- Larry Grafel, General Manager
- Kathy Lewensten, Robertson & Marchetti, P.C.

Call to Order

The Special Meeting of the Board of Directors of Beaver Creek Metropolitan District was called to order by Director Wells, Chairman of the Board, noting that a quorum was present. Director Wells confirmed that prior to the meeting each of the Directors had been notified of the meeting and that written notice was duly posted at the Eagle County Clerk and Recorder's Office and at three public places within the District.

Conflicts

The Board noted that it had received certain disclosures of potential conflict of interest statements more than seventy-two hours prior to the meeting for each of the following Directors, indicating the following conflicts: Mr. Stephen Friedman is a board member of the Beaver Creek Arts Foundation which operates the performing arts facilities within Beaver Creek; Ms. Beatrice "Tommie" Campbell is a member of the Beaver Creek Communications Committee; and Mr. John Wells is President of The Pines Townhomes at Beaver Creek Condominium Association; Mr. John Forstmann is a board member of the Beaver Creek Club. The Board noted for the record that these disclosures are restated at this time with the intent of fully complying with laws pertaining to potential conflicts.

RECORD OF PROCEEDINGS

Beaver Creek Metropolitan District March 31, 2005 Meeting Minutes

Eagle-Vail Admin/
Maint Facility:

Mr. Grafel reported that he had contacted Hyder Construction as directed at the March 23 meeting to see if they were interested in the project at \$1.75 million. Hyder had responded by providing a sketch and bid sheet of the facility they felt could be built for \$1.75 million. Mr. Grafel handed out a memo which recapped the project and bids to date. He explained that the proposal had been received late last evening and that it would need to be reviewed by the appropriate structural, heating, and architectural consultants. He pointed out the noteworthy changes made to the facility such as the changes in finishes, the change from radiant heat to zoned forced air, the lower ceiling height, the flat roof line across the maintenance area and the simplified pitched roof over the administration area. After review it appears that one oil/sand separator will be adequate for the needs of the site. No strategic equipment or fixtures have been removed or replaced. The square footage and basic layout of the proposed facility is very similar to the original design. It was mentioned that the original design was much more complex with higher end finishes and technical roof lines which had contributed to the higher project bid costs. The Board then reviewed the changes in detail as presented in the memo. One concern was the snow load the flat roof could bear; another was that the maintenance bay be built to include the structural support for the possibility of an overhead crane at a later date. The Board preferred using stone instead of CMU blocks around the administration area and on the pillars for the fence. Director Friedman asked that Mr. Collins be contacted to see if the changes were significant enough to require a re-bid of the project. Mr. Grafel will do so. The Board reviewed how it wished to respond to Hyder. Upon motion duly made and seconded, it was unanimously

RESOLVED to authorize Mr. Grafel to respond to Hyder Construction Inc. that the District is interested in entering into a contract, subject to review by counsel, for \$1,776,400 per the plan as outlined and presented in the March 30, 2005 Hyder Construction Inc. drawing including the revisions as discussed above which include increasing the maintenance area height by 3 feet with appropriate overhead crane supports and using masonry façade around the administration area and pillars, and

RECORD OF PROCEEDINGS

Beaver Creek Metropolitan District March 31, 2005 Meeting Minutes

FURTHER RESOLVED to authorize Director Wells to approve any changes or increase in costs not to exceed \$10,000.

Adjournment

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

RESOLVED to adjourn the Special Meeting of the Beaver Creek Metropolitan District Board of Directors held on March 31, 2005.

Respectfully submitted,

Kathy Lewensten
Secretary for the meeting