

Buckhorn Valley Metropolitan District

2019 Report to the District

District Annual Meeting:

- The district board of directors meets annually, and the next meeting is November 19th at 7:30 AM, MST.
- The meeting is at the District's office at 11 Bridger Drive (the red house) in Buckhorn.
- All property owners are welcome to attend.
- This year our meeting also be will be held on an open conference call line, it is possible than no members will able to attend in person. The call can be heard at the meeting.
- A public hearing will be opened for public input for the 2020 budgets. The proposed budgets can be found at <https://www.dropbox.com/s/au7cm4zyz3gxzg4/BVMD%20Draft%20Budgets%20Districts%201%20and%202.pdf?dl=0>
- The meetings are held early in the morning because all the board members are unpaid, and otherwise busily engaged in making a living, as are most of our property owners. They usually last about 30 minutes
- Feel free to review the budgets and if you wish, send questions and comments to the District at bvmetroboard@gmail.com
- If you want to have your comments and concerns considered by the Board, and entered into the minutes, they will be from the email.
- Of course you are also welcome to be present at the District's office
- You can also ask questions about District Services and other management-level issues
- The board and managers will try to get you quick responses

The year now ending:

In 2019, your Metro District completed the Abrams Creek Pipeline project; this \$1,200,000 permanent capital improvement was paid-for by grants from CPW, TU, the Colorado Water Conservation Board, the Town of Gypsum (from special fees to builders) and others.

Beneficial to Buckhorn: more water, cleaner water to the pond, less pumping cost for the District to pay.

Here's a link to a short video that was on the *Vail Daily* website; if you missed it, take a look. 2-1/2 minutes

<https://www.dropbox.com/s/wwjvj5b7c7accw6/Vail%20Daily%20w%20Kendall%20and%20Mely.mp4?dl=0>

The Role of Your Districts

- BV Metro District is responsible for development of Buckhorn Valley and for maintaining the irrigation water supply, some of the parks and for stormwater drainage
- The District is not responsible for, nor is it legally able to perform installation, maintenance or repair of irrigation systems within the boundaries of any particular subdivision or HOA.
- District personnel have their hands full with getting you a reliable and consistent water supply, and it's a plenty big job.
- Please contact your HOA or your property manager for any leaks, valves, broken heads, mis-spraying or missing irrigation heads. Your local 'authority' will know what to do.

District Property Taxes

- Colorado metro districts were created to facilitate development and make housing more attainable. Generally, in most other areas of the US, towns and counties provide the major infrastructure of water, sewer, roads and drainage by assessing their entire tax base in the town or county.
- In those 'other' areas, that tax the whole town or county, the tax rates reflect these costs. If you've owned a home back east, in the midwest, south or west coast, you've seen how high property taxes are there.
- However, in Colorado, the philosophy for development costs has been that development pays its own way. New homes and new residents have to pay for all the services they need, which includes off-site improvements (by way of impact fees, building permits, and developer contributions for off-site roads, water, sewer and drainage.)
- Since government provides virtually nothing for new projects, its up to the developer to do so.

- Since it now costs about \$1000/ front foot for all infrastructure and impact fees. That adds to the upfront cost of new homes, and makes them very hard to buy for most folks
- So the State of Colorado created Metro Districts to step in for the role of local government, and finance these major costs over 20 to 30 years, thus spreading the costs and, in a sense, providing long term financing for a goodly part of the cost of a home.
- Bonds can pay development cost over 30 years instead of adding to price of home.

Assessments (home value) and Levy (tax rate)

- The assessment is the property value put by the county property assessor. He's elected, so if someone doesn't like the assessments, then they can (a) appeal each year to the board of adjustment and (b) vote for a new assessor
- The levy is tax rate set out in the service plan that was established by the developer back in 2000. It has been at the maximum allowed since the very early years, as required by the various bond indentures.
- The levy cannot be lowered until the bonds are all paid off. Because of the set back of values in 2011, it is unlikely that the bonds will be paid for many years. Many. The only hope is for further development to increase the property tax base.
- However, development economics make it infeasible for a property developer to buy land and develop. It simply puts the price of the house out of reach for our market.

Monthly Water Service Bills

- The monthly water bill only pays the operating costs of the District, including maintenance of the entire system, repairs, operations, electric bills, etc.
- Since the undeveloped property also pays, *the current residents actually only pay about half of what it costs to operate the District each year.*
- Note that in Eagle Ranch, residents *must have irrigated turf grass*; they have to use Town water and we have been told that the bills can run \$1500 to \$2000 per season for irrigation alone. In Cotton Ranch Sky Legend, many homes and all new homes have to use xeriscape. They are out of irrigation capacity.
- Buckhorn has redundant back up water sources in case of drought, so that the community can be kept vibrant during dry periods
- The Abrams Creek pipeline is completed and that will help with water quantity (less pumping cost) and water quality (less head clogging). District managers were able to raise \$1,250,000 from grants to build this, which would have never been feasible if the District had to pay for it.