

# RECORD OF PROCEEDINGS

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

OF THE

CUNDALL FARMS METROPOLITAN DISTRICT

Held: Tuesday, July 11, 2023 at 5:30 P.M., via Zoom  
teleconferencing services

### Attendance

The special meeting of the Board of Directors of the Cundall Farms Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Paula Jurhs  
Darren Fresquez  
David Stribling  
Reuben Patrick Maes  
Vacancy

Also present were Elizabeth A. Dauer, Esq., Seter & Vander Wall, P.C.; Melissa Kupferer, Advance HOA Management, Inc.; Alyssa Ferreira, CliftonLarsonAllen LLP; Ryan Platt, Flock Safety; Mike Olson, BrightView Landscaping; and approximately eight District residents.

### Call to Order

Ms. Dauer noted that a quorum of the Board was present and called the meeting to order at 5:30 p.m.

### Disclosure Matters

Counsel had previously advised the Board that pursuant to Colorado law, certain disclosures by the Board members may 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 any written disclosure previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Written disclosures of the Directors' interests had been filed with the Secretary of State prior to the meeting.



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sprayed have been mowed.

- CoSmart Proposals Director Fresquez noted that sod replacement and new bushes/xeriscaping with CoSmart are on hold. He reported that he will contact a contractor used in a neighboring community to inquire regarding supplemental landscaping duties.
- Discuss Addition of Drone Footage to Website District resident, Alan White, reported that he had drone photos taken for the neighborhood security website and offered the photos to be included on the District website free of charge.
- Other Ms. Kupferer offered to contact the contractor regarding prairie dog mitigation services.

Directors Fresquez and Jurhs reported that they had walked the District and identified 27 trees that needed replacement in essential areas. Director Fresquez stated that he learned that the District has saved over \$29,000 in water expenses due to the unprecedented rainfall. Director Fresquez suggested that the water savings costs should be applied to cover the costs for the tree replacement. The Board discussed obtaining proposals for the tree replacement project and will hold an additional meeting to consider same.

## Management Matters

Ms. Kupferer presented her management report. The Board discussed the pickleball court striping project and proposals received regarding same. The Board directed Ms. Kupferer to revisit the pickleball striping contractors regarding costs savings because the work has not been completed timely. The Board also discussed that the District will not provide pickleball equipment, including pickleball nets and racquets.

- Contractors for 2024 Ms. Kupferer discussed contractor services for 2024 for budgeting purposes. The Board determined that at this time they would like to extend the relationship with BrightView through 2024.

## Legal Matters

- 2022 Annual Report Ms. Dauer presented the 2022 annual report that was submitted to the City of Thornton. Upon motion made, seconded and unanimously carried, the Board ratified the 2022 annual report.
- BBB Complaint against Schultz Ms. Dauer presented the response letter from the Better Business Bureau regarding the complaint filed against Schultz Industries

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Industries

concerning the unsatisfactory irrigation work performed. She noted that she will continue to monitor the Better Business Bureau website to ensure that the complaint and narrative are reflected on the Schultz Industries business page.

Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:20 p.m.



[David Strubing \(Aug 4, 2023 15:01 MDT\)](#)

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Secretary for the Meeting



# 00679071

Final Audit Report

2023-08-04

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