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

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 Olson, BrightView Landscaping; Safety; Mike approximately eight District residents.

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

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.

Attendance

Call to Order

Disclosure Matters

Approval of Agenda Upon motion made, seconded and unanimously carried, the

Board approved the agenda as presented.

Public Comment District resident, Jeff Korman, questioned the service provided

by the District management company with regard to a covenant

violation matter.

Approval of Minutes Upon motion made, seconded and unanimously carried, the

minutes of the May 9, 2023 special meeting were approved as

presented.

Director Matters Ms. Dauer discussed that there is a vacancy on the Board of

Directors and that the Board may appoint one person to the open director seat. She noted that two individuals have expressed interest and that she has confirmed both of their qualifications to serve. The Board determined to hold interviews with the two

candidates and select the candidate to appoint at a later meeting.

Financial Matters
Payment of Claims

Ms. Ferreira presented claims in the amount of \$89,588.48 to the Board for ratification. Ms. Ferreira presented the schedule of cash position updated as of July 5, 2023. Following discussion, and upon motion duly made and seconded, the Board unanimously accepted the schedule of cash position, and ratified the claims as presented.

Director Matters

- Security Cameras
Presentation

Ryan Platt with Flock Safety presented the Board with an overview and pricing for the Flock Security license plate camera system.

- Irrigation Inspections

Mike Olson, with the District's landscaping team from BrightView, discussed the results of the District irrigation inspections. Upon discussion, Director Fresquez requested that legal counsel amend the BrightView contract to include a not to exceed of \$2,000 for District management to authorize landscaping work on behalf of the Board.

Director Fresquez requested that Ms. Dauer contact the City of Thornton to obtain a status update regarding the damaged sod resulting from the City's construction of a new fire station.

Following discussion, and upon motion duly made and seconded, the Board unanimously approved the proposal from BrightView for native weed spray in the amount of \$3,113.80 and a contract for the work. The contract will include a provision that the spray may only be completed after the areas to be

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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JULY 11, 2023 CUNDALL FARMS METRO DISTRICT

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 Stribling (Aug 4, 2023 15:01 MDT)

Secretary for the Meeting

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Final Audit Report 2023-08-04

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By: Catherine Bright (cbright@svwpc.com)

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