

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

CUNDALL FARMS METROPOLITAN DISTRICT

Held: Tuesday, March 7, 2023, at 5:30 P.M. via Zoom
Teleconferencing Service

Attendance

The regular 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:

Reuben Patrick Maes
Bradley Mark Nelson
Paula Jurhs
Darren Fresquez
David Stribling

Also present were Elizabeth A. Dauer, Esq., Seter & Vander Wall, P.C.; Melissa Kupferer, Advance HOA Management, Inc.; and Alyssa Ferreira, CliftonLarsonAllen LLP.

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.

Consideration of Agenda

Upon motion made, seconded and unanimously carried, the Board approved the agenda as presented.

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Public Comment	None.
Approval of Minutes	Upon motion made, seconded and unanimously carried, the minutes of the January 3, 2023 regular meeting were approved as presented.
Financial Matters/ Payment of Claims	Ms. Ferreira presented claims in the amount of \$81,006.40 to the Board for ratification. Ms. Ferreira presented the financial report and a schedule of cash position updated as of December 31, 2022. Director Jurhs noted that the second half of the holiday lighting payment needs to be paid. Ms. Ferreira responded that this expense will be reflected in the claims for the May meeting. Following discussion, and upon motion duly made and seconded, the Board unanimously accepted the financial report and schedule of cash position, and ratified the claims as presented.
- Consider 2022 Audit Engagement Letter	Ms. Ferreira presented the engagement letter from Wipfli to conduct the 2022 audit. Upon motion made, seconded and unanimously carried, the Board approved the proposal and determined to engage Wipfli to conduct the 2022 audit.
Director Matters	Ms. Dauer discussed that a demand letter was sent to Schultz Industries, Inc. demanding payment in the amount of \$10,300 by February 21, 2023. She explained that she did not receive a response to the demand letter. Director Fresquez directed Ms. Dauer to re-send the letter to Schultz Industries in case it was not received. Director Nelson questioned whether to lodge a complaint with the Better Business Bureau.
- Discussion Regarding Schultz Landscaping Sprinkler Repair and Inspection Charges	
- Update Regarding Repairs to Damage by Fire Station Construction Project	Director Fresquez noted that there was no update to this matter.
- Discussion Regarding Cameras at Development and Trail Entrances	Director Jurhs noted that the individuals requesting the cameras were not present at the meeting. She requested this matter be tabled until the next meeting.
- Discussion Regarding	Director Jurhs explained that she had been approached by a

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Creation of Social Committee Website

community member with an offer to develop a separate website for the social committee. Director Stribling suggested that the social committee page might be better developed as a tab on the existing District site to further drive traffic to the site. Ms. Kupferer will contact the District website administrator concerning creation of a social committee tab and methods to ensure only community access to information from the social committee.

Director Jurhs also noted that Orchard Farms wishes to develop a social committee and to conduct joint social events such as food truck and movie nights. She requested that Ms. Dauer conduct research regarding potential bingo nights.

- Other

Director Jurhs explained that a private airport shuttle company is conducting morning and evening pick-up and drop-offs inside the neighborhood traffic circle, close to homes. The nearby homeowners have expressed concern with this activity and requested that the shuttle company choose another location with proper lighting, such as the fire station or the Home Depot parking lot. Upon motion made, seconded and unanimously carried, the Board directed Ms. Dauer to draft a letter to the shuttle company requesting relocation of its activities.

Director Jurhs also discussed holiday lighting that is in violation of the community covenants. Ms. Kupferer will send an additional notice or email reminder concerning the requirements for holiday/year-round lighting for homes in the District.

Management Matters

- Manager's Report

Ms. Kupferer presented the management report. Upon discussion concerning several notices of covenant violations for inoperable vehicles and unauthorized storage of items, the Board authorized Ms. Kupferer to contact Idea Law Group, LLC to begin the process of covenant enforcement for account number 1952898. Ms. Kupferer will also report to the Board concerning other outstanding covenant enforcement accounts.

- Consider Basketball Proposals

The Board discussed the proposal for basketball court resurfacing from CoSmart Landscaping in the amount of \$54,600.00. The Board noted that it was comparable in price to what was received from Altitude Athletics and that the price was within the budget for the project. Following discussion, and upon

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motion duly made and seconded, the Board unanimously approved the CoSmart Landscaping proposal, subject to the parties executing an acceptable contract including a warranty provision on workmanship.

- Update Regarding
Prairie Dog
Remediation

There was no update at this time.

- 2023 SavATree
Proposal

The Board considered the proposal from SavATree for tree maintenance in the amount of \$9,225.00. It was noted that the trees are an important investment that require appropriate maintenance and care. Following discussion, and upon motion duly made and seconded, the Board unanimously approved the proposal for tree maintenance with SavATree as presented.

Director Fresquez discussed that the trees will need to be unwrapped soon and that he has noticed a couple trees may have died over the winter. Following discussion, and upon motion duly made and seconded, the Board authorized Director Fresquez to contact CoSmart Landscaping to request unwrapping and removal of dead trees in an amount not to exceed \$1,800.

The Board discussed that Director Fresquez will also contact CoSmart for a proposal for maintenance of detention ponds. Ms. Kupferer will contact the Board outlining which ponds are the District's responsibility for maintenance.

- Consider
Appointment of
Social Committee
Member

Director Jurhs discussed the application for an appointment to the social committee received from Karlee Warren. Following discussion, and upon motion duly made and seconded, the Board unanimously appointed Karlee Warren to the social committee.

- Rocky Mountain
Playground Services
Inspection Proposal

Following discussion, and upon motion duly made and seconded, the Board unanimously approved the playground inspection proposal from Rocky Mountain Playground Services in the amount of \$600.

Legal Matters


- Update Regarding the
May 2, 2023 Election

Ms. Dauer discussed the cancellation of the May 2, 2023 election. She noted that two insufficient self-nomination forms were submitted. One form was not fully executed, and the other form was received after the deadline. She explained that there will be one vacant seat on the Board after the election that will be eligible for appointment by the Board.

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- Next Meeting Date Ms. Dauer explained that the next regular meeting date will be election day. She suggested that the Board move the meeting to a date following the election. Upon discussion, the Board determined to cancel its regular meeting and hold a special meeting on May 9, 2023.

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 6:45 p.m.


David Stribling (Jun 28, 2023 09:35 MDT)

Secretary for the Meeting







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Final Audit Report

2023-06-28

Created:	2023-06-27
By:	Catherine Bright (cbright@svwpc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABA9mliPKlr1rUCylJa-i4DkxsnuKEExU6

"00671749" History

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2023-06-27 - 11:00:06 PM GMT
-  Email viewed by davidryanstribling@gmail.com
2023-06-28 - 3:35:18 PM GMT- IP address: 107.77.198.92
-  Signer davidryanstribling@gmail.com entered name at signing as David Stribling
2023-06-28 - 3:35:38 PM GMT- IP address: 107.77.198.92
-  Document e-signed by David Stribling (davidryanstribling@gmail.com)
Signature Date: 2023-06-28 - 3:35:40 PM GMT - Time Source: server- IP address: 107.77.198.92
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