

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

CUNDALL FARMS METROPOLITAN DISTRICT

Held: Tuesday, July 14, 2020, at 5:00 p.m. via
Teleconference.

Due to the Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconference.

Attendance

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

David Scott
Reuben Maes
Bradley Nelson
Kathy Snyder
Darren Fresquez

Also present was Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Denise Haas, 5150 Community Management, District Manager; and Adam Thompson, Metco Landscape Inc., District Landscape Contractor.

Call to Order

Ms. Murphy noted that a quorum of the Board was present and called the meeting to order.

**Declaration of Quorum/Director
Qualification/Reaffirmation of
Disclosures**

Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Murphy inquired into whether members of the Board had any

additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

The Board reviewed the proposed agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as presented.

Appointment of Officers

The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Maes as Vice President, and appointed Director Fresquez as Secretary.

Public Comment

None.

Consent Agenda

Ms. Murphy reviewed the items on the consent agenda with the Board. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted or ratified:

1. April 16, 2020 Special Meeting Minutes
2. May 14, 2020 Special Meeting Minutes
3. June 18, 2020 Special Meeting Minutes
4. Resignation of 5150 Community Management as District Manager effective August 1, 2020
5. 2019 Audit Engagement Letter with Dazzio & Associates, PC
6. Irrigation Repairs by Metco Landscape, Inc. to Gate Valves at Central Park

Ms. Haas noted that 5150 Community Management is willing to stay on as District Manager through August 31, 2020 if the Board requests.

District Management Matters

Discuss Proposals from Metco Landscape, Inc.

Native Spray Proposal	The Board engaged in discussion regarding the Native Spray Proposal. Following discussion, upon a motion duly made and seconded, the Board denied the proposal and noted it should be added to the 2021 budget and to the agenda in the fall of 2020.
Highway 7 & York Plant Replacements	The Board engaged in discussion regarding the Highway 7 & York Plant Replacements. Following discussion, upon a motion duly made and seconded, the Board denied the proposal and noted it should be added to the 2021 budget and to the agenda in the fall of 2020. The board directed Director Fresquez to work with an arborist to get more information regarding the trees in the community.
Highway 7 Irrigation Repair	The Board engaged in discussion regarding the Highway 7 Irrigation Repair. Following discussion, upon a motion duly made and seconded, the Board approved the proposal.
Tree Healthcare Proposal	The Board engaged in discussion regarding the Tree Healthcare Proposal. Following discussion, upon a motion duly made and seconded, the Board approved the proposal for an amount not to exceed \$7,860. Mr. Thompson stated he would update the proposal to reflect the actual number of trees that are alive at the time the spraying occurs and deep root fertilization will be applied to new trees if new trees are installed.
Spring Enhancements	The Board engaged in discussion regarding the Spring Enhancements Proposal. Following discussion, the board deferred this proposal and requested the Mr. Thompson update the proposal for a future meeting.
HOA Photo Report	Deferred.
Central Park & Signage	Deferred.
Central Park Review	The Board engaged in discussion regarding the Central Park Proposal which included reviving all turf in the Park and Tract K to be applied after the water is turned back on. Following discussion, upon a motion duly made and seconded, the Board approved the proposal.
Well Site Discussion	The Board engaged in discussion regarding landscape improvements at the Well Site. No action was taken.
Detroit & Clayton Irrigation Repairs	The Board engaged in discussion regarding the Detroit & Clayton Irrigation Repairs. Following discussion, upon a

motion duly made and seconded, the Board approved the proposal.

Discuss Proposals for District Management Services

The Board engaged in discussion regarding proposals received for management services. Following discussion, upon a motion duly made and seconded, the Board determined to interview Advance HOA Management, Inc.; Sentry Management; Teleos Management Group; and Wolfersberger, LLC for district management services and directed legal counsel to coordinate interviews.

Other District Management Matters

None.

Executive Session

None.

Legal Matters

Consider Approval of Engagement Letter with White Bear Ankele Tanaka & Waldron

Deferred.

Other Legal Matters

None.

Financial Matters

Consider Approval of Engagement Letter with CliftonLarsonAllen LLP

Deferred.

Other Financial Matters

None.

Other Business

None.

Adjourn

There being no further business to be conducted, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.


Darren Iresquez (Aug 27, 2020 14:52 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 3rd day of August, 2020.











2020-08-03 Meeting Execution Packet (Enclosures for Signature)

Final Audit Report

2020-08-27

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