

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

CUNDALL FARMS METROPOLITAN DISTRICT

Held: Tuesday, October 6, 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 Patrick Maes
Bradley Mark Nelson
Kathy Snyder
Darren Fresquez

Also present was Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron; Melissa Sykes, Advance HOA Management, Inc.; and Ben Houghton, CliftonLarsonAllen, LLP, District Accountant.

Call to Order

Mr. Scott 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 a motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment

Robert Lindquist noted the irrigation at park across from well site and grass is dying, irrigation at well site is also not working very well. Director Scott responded that the District knows there are irrigation problems in the community. The District has put out a request for proposals for landscape maintenance and snow removal to try and address these problems with a different landscape maintenance company in the future. Director Maes stated the District is also looking into using a different irrigation system that is more efficient and effective.

Liz Anderson asked if the sidewalk repair project had been completed. Ms. Sykes responded that this is being done by KB Homes as required by the City of Thornton. She does not know how long the project will last.

Lisa Gaige lives along the open space and it was completely mowed again today, October 6, 2020. Director Scott responded that generally Metco mows on Wednesday, although if it was not Metco, it was the City. Director Maes noted Metco has been coming out more frequently to tend to the open spaces. Across the street to the west of Trailside is the cornfields. Ms. Gaige asked what that area is going to be developed as. Director Scott responded that it is under a development proposal with the City of Thornton to be developed as about 1,500 residential units.

Shirley Simpson has questions regarding patio homes homeowners association. She stated she tried several times to get in touch with 5150 Community Management to find out who are the Board members and an issue about billing. Director Scott noted that the District has nothing to do with the patio homes homeowners association. However, Director Scott will make a phone call on Ms. Simpson's behalf to find out who the board members for the patio homes homeowners association are. Director Snyder noted that she is a patio homeowner and shares Shirley's concern.

Debbie Lawson had questions about irrigation of trees in the middle of the park. Ms. Lawson stated that almost every tree in the middle of the park is dead. Director Fresquez stated he is working on the tree replacement claim with the insurance company. Director Fresquez said an arborist has confirmed the trees do not need an individual irrigation system. Director Scott said all the work to replace trees will be done in early Spring 2021. Director Maes noted that the District knows that trees, landscaping, etc. was a tremendous concern for everyone in the community and it has been a big focus for all of the Directors.

Doug Stewart noted that there is a large amount of money paid to Metco Landscape, Inc. for work done at the patio homes and requested an update. Director Maes responded this is a patio home issue. Director Scott confirmed this has nothing to do with the District. Director Maes spoke with Adam Thompson (Metco) about this and Director Maes' understanding is this issue was resolved without the patio homes making a one-time payment or fees being increased.

Debbie Lawson asked if there was going to be discussion regarding property taxes tonight and if the Board investigated the outstanding bonds and the money paid to the City of Thornton for the bridge on York Street. Director Scott responded the Board is investigating the outstanding bonds and the interest rate and has hired a municipal advisor to investigate this issue. Director Scott noted the money paid by KB Homes to the City of Thornton for the bridge on York Street did not come from the District.

Approval of Petty Cash For Advance HOA

Mr. Houghton presented the approval of petty cash for Advance HOA for social events. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Advance HOA to have access to a petty cash account up to \$1,000 to pay for social events held by the Social Committee.

Discussion Regarding Amendment B

The Board engaged in general discussion regarding Amendment B and whether the Board should adopt a resolution taking a position on Amendment B. Following discussion, the Board determined to take no action on this matter.

2021 Budget Workshop

Mr. Houghton presented the draft 2021 budget to the Board. The Board engaged in general discussion regarding the 2021 budget. The Board directed Ms. Sykes to investigate repairing the basketball court in the neighborhood park and add more mulch to all playgrounds, if needed.

Discussion of 2021 Regular Meeting Dates

Ms. Murphy asked the Board to consider meeting dates for 2021. Director Maes and Director Snyder requested monthly meetings.

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 Fresquez
Darren Fresquez (Oct 22, 2020 17:16 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 19th day of October, 2020.









2020-10-19 Cundall Farms MD Execution Packet

Final Audit Report

2020-10-23

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