

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

CUNDALL FARMS METROPOLITAN DISTRICT

Held: Tuesday, February 22, 2022 at 5:30 p.m. 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
Paula Juhrs
Darren Fresquez

Also present were Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Melissa Sykes, Advance HOA Management, Inc., District Manager; Gigi Pangindian and Alyssa Ferreira, CliftonLarsonAllen LLP, District Accountant; and members of the public.

Call to Order

Director 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

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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

None.

Consent Agenda

Following a summary by Ms. Murphy the items on the consent agenda were approved, adopted and/or ratified by one motion duly made and seconded, and unanimously carried:

- January 4, 2022 Regular Meeting Minutes;
- Contract with Little Angels Pony and Pals; and
- Invoice from Fiesta Time Inc.

Director Matters

Discussion Regarding Grading Repair on Tract D

Ms. Sykes noted she is still waiting on recommendations from Schultz for Grading Repairs on Tract D.

Discussion Regarding Directional Lines Painted on Streets and on Elizabeth Circle

No Update.

Discussion Regarding Basketball Court Installation

No update.

Financial Matters

Consider Ratification of Cash Position and Interim Claims Report

Ms. Pangindian presented claims in the amount of \$54,262.22 to the Board for ratification. Ms. Pangindian presented the December 31, 2021 schedule of cash position updated as of February 8, 2022 Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the schedule of cash position and ratified the claims.

Consider Approval of Unaudited Financial Statements for Year Ending December 31, 2021

Ms. Pangindian presented the December 31, 2021 Unaudited Financial Statements to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the December 31, 2021 Unaudited Financial Statements.

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Other Financial Matters None.

Management Matters

Manager Report Ms. Sykes presented the Manager’s Report to the Board. Director Nelson noted that he has requested a proposal from Co Smart Landscape for installation of mulch. No action taken.

Ms. Sykes presented the proposal for Irrigation and Native Seed to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for irrigation and native seeding in the amount of \$5,836.41.

Consider Approval Statement of Interest Form for Committees Deferred.

Discussion Regarding Trailside Slide The Board engaged in general discussion regarding property damage at Trailside noting that the damage was caused by a car. Ms. Murphy stated that she would request T-Charles Wilson provide an incident report.

Discussion Regarding Removal of Signs The Board engaged in general discussion regarding the removal of signs within the District and directed Ms. Sykes to obtain a proposal from Co Smart Landscape.

Other Management Matters None.

Legal Matters

Consider Approval of Seter & Vander Wall Engagement Letter for Legal Services The Board engaged in general discussion regarding the engagement of legal services. Director Scott and Director Maes stated that they would prefer to use Seter & Vander Wall. Director Nelson sees a benefit to engaging Paul Rufien. Director Scott noted that if there is not going to be a change to the management company then Paul Rufien is not the right choice. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of Seter & Vander Wall as Legal Counsel subject to receipt and approval of a list of expectation to be provided by the Board to Seter & Vander Wall.


Other Legal Matters Director Jurhs discussed the creation of Community Watch as an established District committee. No action taken.

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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 \(Jun 8, 2022 18:45 PDT\)](#)
Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 23rd of May, 2022.






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Final Audit Report

2022-06-09

Created:	2022-06-08
By:	Catherine Bright (cbright@svwpc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABPivMFuPdUqIK91GxrWOSLvA5HfeEr03

"00602160" History

-  Document created by Catherine Bright (cbright@svwpc.com)
2022-06-08 - 2:55:29 PM GMT
-  Document emailed to Darren Fresquez (darrendfresquez@msn.com) for signature
2022-06-08 - 2:55:46 PM GMT
-  Email viewed by Darren Fresquez (darrendfresquez@msn.com)
2022-06-09 - 1:44:38 AM GMT
-  Document e-signed by Darren Fresquez (darrendfresquez@msn.com)
Signature Date: 2022-06-09 - 1:45:34 AM GMT - Time Source: server
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2022-06-09 - 1:45:34 AM GMT