

MINUTES OF A SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

CUNDALL FARMS METROPOLITAN DISTRICT

Held: Tuesday, November 10, 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  
Darren Fresquez

Director Kathy Snyder was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present was Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron; Melissa Sykes, Advance HOA Management, Inc.; Chris Harrington, Municap, Inc.; and homeowners.

**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.

**Public Comment**

None.

**Consent Agenda**

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

1. Letter Terminating Contracts with Metco Landscape, Inc.
2. Contract with CO Smart Landscape
3. Contract with Urban Woods LLC

**Management Matters**

Mr. Scott requested Ms. Sykes email the community requesting all election signs be removed.

**Financial Matters**

Presentation from Municap, Inc.

Mr. Harrington provided a presentation to the Board regarding potential bond refinancing options.

**Other Business**

Mr. Fresquez provided an update to the Board regarding the insurance claim for damage caused to trees and shrubs by a freeze event.

Mr. Nelson provided an update to the Board regarding the installation of additional mulch at the park, work on the breezeway and irrigation system at the park, and repairs to the basketball court at the park. Following discussion, upon a motion duly made and seconded, the Board authorized Mr. Nelson and Mr. Maes to approve park improvement repairs and mulch installation in an amount not to exceed \$12,000.

**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 (Jan 14, 2021 09:46 MST)

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Secretary for the Meeting

The foregoing minutes were approved on the 5<sup>th</sup> day of January, 2021.










# 2021-01-05 Cundall Farms Execution Packet

Final Audit Report

2021-01-15

Created:	2021-01-13
By:	Dana Anderson (danderson@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApfsWaa0ds1Io9xvQaUkaBR_OsTvII-EI

## "2021-01-05 Cundall Farms Execution Packet" History

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2021-01-13 - 9:36:47 PM GMT- IP address: 50.209.233.181
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