

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

CUNDALL FARMS METROPOLITAN DISTRICT

Held: Tuesday, September 5, 2023, at 5:30 PM 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:

Paula Jurhs
Darren Fresquez
David Stribling
Reuben Patrick Maes
Alan White

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

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.

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Approval of Agenda	Upon motion made, seconded and unanimously carried, the Board approved the agenda as presented.
Public Comment	There was no public comment at this time.
Approval of Minutes	Upon motion made, seconded and unanimously carried, the minutes of the August 2, 2023 special meeting were approved as presented.
Financial Matters / Payment of Claims	<p>Ms. Ferreira presented claims in the amount of \$91,381.60 to the Board for ratification. Ms. Ferreira presented the June 30, 2023 financial statements and schedule of cash position updated as of August 25, 2023. 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.</p> <p>Upon discussion, the Board determined to set the public hearing regarding the budget for November 14th, 2023. The Board discussed temporary mill levy reductions to provide relief to the taxpayers and requested Ms. Ferreira prepare options regarding same.</p>
Director Matters	<p>Director Jurhs inquired concerning the need for an underground drain inspection. Ms. Kupferer responded that she is working on this.</p> <p>Director Jurhs also noted that the weed spray was applied to the native areas immediately preceding a large rainfall. Ms. Kupferer will inquire from BrightView regarding any effects of the rain.</p> <p>Director Fresquez discussed the purchase and placement of large decorative rocks throughout the District. This item was tabled for further investigation concerning pricing and placement of the rocks.</p> <p>The Directors noted a few places where the water is off within the District. District resident Afsha Martin, noted that the water is off near her patio home. The Board directed Ms. Kupferer to request Brightview come out to the District to discuss the irrigation issues. The Directors also discussed how the native mowing was completed in increments in August and also the failure to complete aeration. Ms. Kupferer will speak with</p>

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Brightview representatives concerning the identified inconsistencies in service.

Director Fresquez inquired about the necessity for attorney attendance at meetings.

Management Matters

Ms. Kupferer provided the management report.

- Consider Amendment to Management Services Contract Upon motion made, seconded and unanimously carried, the Amendment to the 2024 District Management Services Agreement with AdvanceHOA was approved as presented.

- Brightview Landscape Services Proposals Upon discussion of contract terms, motion made, seconded and unanimously carried, the Brightview proposal for 2024 landscape services and snow removal was approved with authorization for legal counsel to draft a contract regarding same.

Upon motion made, seconded and unanimously carried, the Brightview proposal for turf replacement along York was approved as presented. Director Fresquez requested that Ms. Kupferer contact the City of Thornton to advise that the taxpayers have decided to replace the sod.

- Consider Mile High Lighting & Events Proposal for Holiday Lighting Upon motion made, seconded and unanimously carried, the Mile High Lighting & Events proposal for holiday lighting was approved as presented in the amount of \$2,420.00.

Legal Matters

Ms. Dauer reported that the Better Business Bureau complaint against Schultz Industries for irrigation system defects was now live on the Better Business Bureau website.

Ms. Dauer discussed the new requirement for an annual meeting pursuant to SB23-110. The Board discussed the preferred time to hold the meeting and selected November 14th at 7:00 p.m.

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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 7:05 p.m.



[David Stribling \(Jan 3, 2024 10:39 MST\)](#)

Secretary for the Meeting






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Final Audit Report

2024-01-03

Created:	2024-01-02
By:	Catherine Bright (cbright@svwpc.com)
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Transaction ID:	CBJCHBCAABAA2h5_mnC50Jpwin0HGAOVgS3Gw6VtNWef

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-  Signer davidryanstribling@gmail.com entered name at signing as David Stribling
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