RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

CUNDALL FARMS METROPOLITAN DISTRICT

Held: Wednesday, August 2, 2023 at 5:30 PM via Zoom

teleconferencing service

Attendance

The special 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

Absent: Rueben Patrick Maes

Also present were Colin B. Mielke, Esq. Seter & Vander Wall, P.C.; and Melissa Kupferer, Advance HOA Management, Inc.

Mr. Mielke noted that a quorum of the Board was present and called the meeting to order at 5:30 p.m.

Disclosure Matters

Call to Order

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.

Approval of Agenda

Upon motion made, seconded and unanimously carried, the Board approved the agenda as presented.

Public Comment There v

There was no public comment at this time.

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Approval of Minutes

Upon motion made, seconded and unanimously carried, the minutes of the July 11, 2023 special meeting were approved as presented.

Director Matters

- Consider
Appointment of
Director to Fill
Vacancy

The Board discussed the qualifications of both candidates for the vacancy on the Board of Directors. The Board determined that both candidates were qualified but that Mr. White was very involved in the community, which would be a benefit to the Board.

Upon motion made, seconded and unanimously carried, Alan White was appointed to fill the Director vacancy.

Management Matters

 Discuss Proposals for Tree Removal/ Replacement The Board considered proposals for tree removal and replacement from Jeremy Jobs and Brightview. Jeremy Jobs noted that he could not offer a warranty on the trees, but if the District purchases trees directly from a tree farm, the tree farm will provide a one year warranty. Upon motion made, seconded and unanimously carried the Board approved a modified proposal from Jeremy Jobs to complete the proposed tree removal and installation. Directors will purchase the trees from a tree farm and will obtain the necessary dumpsters from the City of Thornton.

Upon motion made, seconded and unanimously carried the Board authorized the purchase of the new trees in an amount not to exceed \$30,000.

Other Business

Ms. Kupferer provided an update regarding the court striping to be conducted by ZBRA. She noted that ZBRA requires a connection to water for power washing. Director Fresquez offered to supply his water connection for the spigot at the park. The Board noted a preference that pickleball lines be a different color than other lines on the court. Ms. Kupferer will inquire regarding same.

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 6:02 p.m.

David Stribling (Sep 21, 2023 09:54 MDT)

Secretary for the Meeting

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Final Audit Report 2023-09-21

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