

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

CUNDALL FARMS METROPOLITAN DISTRICT

Held: Tuesday, July 12, 2022, at 5:30 P.M., via Zoom
videoconferencing platform.

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:

Reuben Patrick Maes
Bradley Mark Nelson
Paula Juhrs
Darren Fresquez

Absent: David Stribling

Also present were Elizabeth A. Dauer, Seter & Vander Wall, P.C.; Melissa Kupferer, Advance HOA Management, Inc.; and Gigi Pangindian, CliftonLarsonAllen LLP.

Call to Order

Ms. Dauer noted that a quorum of the Board was present and called the meeting to order at 5:32 p.m.

Disclosure Matters

Ms. Dauer advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Dauer reported that disclosures for those directors that provided Seter & Vander Wall, PC 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. Dauer 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.

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Director Matters- Elect President and Treasurer of Board of Directors	Ms. Dauer explained that the positions of President and Treasurer need to be filled. She inquired whether there was any interest from the Directors. Upon discussion, the Board determined to table the decision until its next meeting.
Approval of Agenda	Upon motion made, seconded and unanimously carried, the agenda of the July 12, 2022 special meeting was approved 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 May 23, 2022 special meeting were approved as presented.
Director Matters	Director Fresquez noted that 1 st Green Colorado has honored its commitment to replace the two dead pine trees within the District. Director Nelson requested attorney review of certain documents from the District auditor, Wipfli.
Public Hearing Regarding Draft 2021 Amended Budget	Ms. Dauer opened the public hearing regarding the draft 2021 amended budget. As there was no public present, Ms. Dauer closed the public hearing. Ms. Pangindian presented the proposed Resolution to Amend 2021 Budget. She explained that, due to higher interest than anticipated, the debt service fund requires an amendment to the previous appropriation from \$15,617,500 to \$15,630,000. Upon motion made, seconded and unanimously carried, the Resolution to Amend 2021 Budget was approved as presented. Ms. Dauer offered that her office would file the 2021 Budget Amendment with the State.
Financial Matters / Payment of Claims	Ms. Pangindian presented claims in the amount of \$53,433.46 to the Board for ratification. Ms. Pangindian presented the schedule of cash position updated as of July 7, 2022. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the schedule of cash position and ratified the claims as presented. The Board discussed potentially opening a District credit card to pay certain District expenses and directed Ms. Pangindian to present options for same at the next meeting. The Board also directed Ms. Pangindian to provide website hosting costs for

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Board consideration and the next meeting.

- Draft 2021 Audit

Ms. Pangindian presented the draft 2021 audit. She discussed that the Board authorized a total mill levy reduction of 5.426 mills, which translates to a savings of \$194 per year on a home worth \$500,000. She noted that the mill levy reduction was possible due to the bond refinance in 2021. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the draft 2021 audit, subject to final attorney and Board review and the issuance of a clean opinion, and authorized CliftonLarsonAllen to file same.

Management Matters

Ms. Kupferer presented the management report. She also presented a proposal from Rocky Mountain Playground Services to repair fireworks damage to park playground equipment in the amount of \$2,028.70. Upon motion made, seconded and unanimously carried, the Board approved the Rocky Mountain Playground Services proposal for \$2,028.70. The Board directed Ms. Dauer to pursue partial reimbursement for the repairs through the Special Districts Pool Safety Grant funds, if any additional are available. Alternatively, Ms. Dauer will make a claim under the District's insurance.

Director Juhrs presented a proposal for labor for 2022 holiday lighting in the amount of \$2,491.60. Upon discussion, Director Juhrs volunteered to obtain an additional quote to present at the next Board meeting.

Ms. Kupferer discussed a request from a homeowner requesting mosquito and bug spraying to a certain area adjacent to standing water. Director Fresquez requested that Ms. Kupferer contact the mosquito mitigation company that has been spraying throughout the neighborhood for a proposal. Director Fresquez also noted that he will discuss with Josh Schultz potential drainage solutions to fix the standing water and related bug problem.

Ms. Kupferer described the status of the incorrectly installed directional signage and erroneously removed survey pins. Ms. Kupferer suggested that homeowners contact the City to ensure these matters are addressed because the City has accepted the affected improvements. The Board directed Ms. Dauer to draft a letter to the City inquiring about the status of both items and requesting that these matters be addressed quickly.

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Upon discussion concerning several notices of covenant violations, the Board authorized Ms. Kupferer to contact Idea Law Group, LLC to begin the process of covenant enforcement for account number 1824450.

- Consider Sod Replacement Proposal from Schultz Industries
The Board reviewed the sod replacement proposal from Schultz Industries. Ms. Kupferer explained that Director Fresquez requested to add additional areas of replacement at no cost. Upon motion made, seconded and unanimously carried, the Board approved the sod replacement proposal in the amount of \$2,131.11.
- Ratification of Electrical Outlet Addition at Entry
Upon motion made, seconded and unanimously carried, the Board ratified the installation of an additional electrical outlet at the entry way monumentation in the amount of \$300.

Legal Matters

- Update Regarding Safety Grant Submission for Playground Mulch
Ms. Dauer reported that her office has received the partial reimbursement for the mulch project from the Special District Association Property and Liability Insurance Pool safety grant fund in the amount of \$ 2,455.59.
- Amendment to Solar Design Guidelines regarding Critter Guard Requirements
Ms. Dauer presented a Resolution Amending the Residential Improvement Guidelines and Site Restrictions for Trailside Community at Cundall Farms. She explained that this resolution was requested by Director Nelson to amend the solar design guidelines to require or strongly encourage critter guards on solar energy devices. Upon motion made, seconded and unanimously carried, the Board approved the Resolution Amending the Residential Improvement Guidelines and Site Restriction for Trailside Community at Cundall Farms with the correction that the resolution will state that installation of critter guards is a requirement.

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 7:42 p.m.



[David Stribling \(Sep 20, 2022 10:44 MDT\)](#)

Secretary for the Meeting





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Final Audit Report

2022-09-20

Created:	2022-09-20
By:	Catherine Bright (cbright@svwpc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALBpN9NihEcrgMlueGF0PCO4Cv_7vmoGS

"00619641" History

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