

RECORD OF PROCEEDINGS

**MINUTES OF THE SPECIAL MEETING OF THE
BOARDS OF DIRECTORS OF THE RIDGE AT HARMONY ROAD
METROPOLITAN DISTRICTS NOS. 1-4**

HELD: Thursday, March 14, 2024 at 6:00 p.m. via video conference.

ATTENDANCE:

Board of Directors – District No. 1

Jeffrey Mark, Director	Term to May 2027
S. Alan Vancil, Director	Term to May 2027
Mandi Randall, President	Term to May 2025
Timothy Fair, Treasurer	Term to May 2025
Alex Carlson, Secretary	

Board of Directors – District No. 2

Lisa Dyerson, Director	Term to May 2027
Jeff Tenbrook, Director	Term to May 2025
Jeff Strayer, President	Term to May 2025
Joy Klein, Treasurer	Term to May 2027
Alex Carlson, Secretary	

Board of Directors – District No. 3

Jeffrey Mark, Director	Term to May 2027
Louis Leopold, President	Term to May 2027
Kasey Konkey, Treasurer	Term to May 2025
Alex Carlson, Secretary	

Board of Directors – District No. 4

Jeffrey Mark, President/Chairman	Term to May 2027
S. Alan Vancil, Secretary/Treasurer	Term to May 2025
Alex Carlson, Secretary	

The following Directors were absent:

- Deanna White, District 1
- Tiffany Province, District 2
- George Castorena, District 3
- David Cocolin, District 4
- Chasity McMorrow, District 4

Also present were:

- Brendon Desmond, Spencer Fane, LLP
- Alex Carlson and Molly Mild, Centennial Consulting Group, LLC
- Darin Schmidt and Aaron Salzman, Bath Landscaping
- 21 Members of the Public

CALL TO ORDER:

Mr. Carlson called the meeting to order at 6:06 p.m., noting that a quorum was present for the Boards of District Nos. 1-3. District No. 4 did not meet quorum.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST / OATHS OF OFFICE / ESTABLISH QUOROM:

Mr. Carlson discussed the state law requirements for disclosure of potential conflicts of interest with the Directors, noting that completed disclosure statements must be on file for each of the Directors with the Secretary of State and the Secretary of the District at least 72 hours prior to a meeting in which a potential conflict may arise. In addition, each Director is to verbally reveal his potential conflicts of interest to the Board at the start of the meeting in which the conflict may arise. Mr. Carlson generally discussed contracting limitations between the Directors and the District. Each of the Directors confirmed their qualifications to serve on the Boards. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures 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. Additionally, the Boards reviewed the agenda and items for consideration at the meeting, confirmed the existing and filed conflicts of interest, and determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

APPROVAL OF THE AGENDA:

Following review, upon a motion duly made by Director Konkey, seconded by Director Leopold and, upon vote, unanimously carried, the Boards approved the agenda as presented.

APPROVAL OF MINUTES:

The Boards reviewed the Minutes from the Town Hall and Budget Hearing Meetings Held November 28, 2023 (Districts 1-4). Upon a motion by Director Leopold, seconded by Director Jeff Tenbrook and unanimously carried, the Boards approved the November 28, 2023 Budget Hearing Meeting Minutes as presented. Upon a motion by Director Dyerson, seconded by Director Konkey and unanimously carried, the Boards approved the November 28, 2023 Town Hall Meeting Minutes as presented.

PUBLIC COMMENT:

The Boards opened the floor to public comments on non-agenda items. There was no public comment.

FINANCIAL ITEMS

A. Consider Ratification of Claims Presented for Payment:

Director Vancil presented. Following discussion, upon a motion duly made by Director Leopold, seconded by Director Province and, upon vote, unanimously carried, the Boards ratified the claims as presented.

B. Financial Report:

The Boards reviewed and discussed the Financial Report presented by Director Vancil. No action was taken.

C. Discuss Current Mill Levy and 2024 Adjustments:

The Boards discussed the current mill levy and 2024 adjustments. No action was taken.

LEGAL MATTERS

A. Discuss District Enforcement of Covenant Violations:

The Boards discussed District enforcement of Covenant violations. No action was taken.

DISTRICT MATTERS:

A. Landscape Matters and Water Update:

Mr. Darin Schmidt with Bath Landscaping and Mr. Carlson discussed the water lease. No action was taken.

B. Discuss State of Development Projects:

Director Mark and Director Leopold discussed the state of development projects. No action was taken.

C. Neighborhood Signage Update:

Following the Boards discussion, upon a motion duly made by Director Leopold, seconded by Director Dyerson and, upon vote, unanimously carried, the Boards approved the installation of a community monument sign. To start work on the project, fifty percent of the cost must be applied.

D. Update on Terry Ranch Project:

The Boards discussed. Mr. Carlson noted that they are waiting on the final section at the east end of the neighborhood. No action was taken.

E. Discuss Town of Windsor Neighborhood Park:

The Boards discussed the City of Windsor Neighborhood Park and noted that the work is complete. No action was taken.

F. Discuss ADA Legislative Requirements for District Website and Desired Updates:

Mr. Carlson provided an update on ADA legislative requirements for District website and desired updates. No action was taken.

G. Neighborhood Events and District Participation:

The Boards discussed. No action was taken.

OTHER BUSINESS:

The Boards plan to hold quarterly meetings. Director Klein inquired about the next meeting. A date has not yet been determined.

ADJOURNMENT:

There being no further business to come before the Boards, and upon a motion made by Director Leopold, seconded by Director Fair and, upon vote, unanimously carried the meeting was adjourned.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Boards of Directors of Ridge at Harmony Road Metropolitan Districts Nos. 1-4.

Danally Howe

Danally Howe, Secretary for the Districts