

## 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:** Tuesday, November 28, 2023, at 6:00 p.m. via video conference or as soon thereafter as possible.

#### ATTENDANCE:

The Special Meeting of the Boards of Directors (collectively, the “Board”) of the Ridge at Harmony Road Metropolitan Districts Nos. 1-4 (collectively, the “District”) was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

#### 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 |
| Deanna White, Director   | 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 2025 |
| Kasey Konkey, Treasurer    | Term to May 2025 |
| George Castorena, Director | Term to May 2027 |
| Vacant                     | 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 |
| Chasity McMorro, Asst. Secretary/Asst. Treasurer | Term to May 2025 |
| Vacant   | Term to May 2027 |

The following Directors were absent and excused:

Timothy Fair, Treasurer  
Tiffany Province, Director  
David Cocolin, Vice President/Asst. Secretary/Asst. Treasurer

Also present were:

David O'Leary and Brenden Desmond, Spencer Fane, LLP  
Alex Carlson, Molly Mild, Lane Melott, Centennial Consulting Group, LLC  
Seef Le Roux, Clifton Larson Allen, LLP  
Nine (9) members of the public

### **CALL TO ORDER:**

Mr. Carlson called the meeting to order at 6:40 p.m., noting that a quorum was present for the Boards.

### **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 Board 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 Board 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 Board to act.

### **APPROVAL OF THE AGENDA:**

The Boards discussed the agenda. Upon a motion by Director Leopold, seconded by Director Klein and unanimously carried, the Boards approved the agenda as amended to include a discussion regarding Free Little Libraries, Entry Monument Signage, and ratification of the Easement Agreement.

## **APPROVAL OF MINUTES:**

The Boards reviewed the Minutes from the May 22, 2023 (Districts 1-4) Meeting of the Boards. Upon a motion by Director Leopold, seconded by Director Klein and unanimously carried, the Boards approved the May 22, 2023 Meeting Minutes as presented.

## **FINANCIAL ITEMS**

### **A. Consider Ratification of Claims Presented for Payment:**

The Boards reviewed the claims presented for payment by Director Vancil. Following discussion, upon a motion duly made by Director Leopold, seconded by Director Klein and, upon vote, unanimously carried, the Boards ratified the payment of claims as presented.

### **B. Financial Report:**

The Board reviewed and discussed the Financial Report presented by Director Vancil.

### **C. Public Hearing for 2023 Amended Budgets, if required:**

Director Leopold opened the Public Hearing for the 2023 Amended Budgets. There were no comments. Director Leopold closed the Public Hearing.

### **D. Consider Adoption of 2023 Amended Budgets, Approval of Resolutions to Adopt Budgets, and Appropriate Sums of Money, as needed:**

Following discussion, upon a motion duly made by Director Konkey, seconded by Director Dyerson and, upon vote, unanimously carried, the Boards adopted the Resolutions Amending the 2023 Budgets as amended to add money for easement number 2.

### **E. Public Hearing for 2024 Budgets:**

Director Leopold opened the Public Hearing for the 2024 Budgets. There were no comments. Director Leopold closed the Public Hearing.

### **F. Consider Adoption of 2024 Budgets, Approval of Resolutions to Adopt Budgets, Appropriate Sums of Money, and Certification of Mill Levies:**

Following discussion, upon a motion duly made by Director Leopold, seconded by Director Castorena and, upon vote, unanimously carried, the Boards adopted the Resolutions Adopting 2024 Budgets, Appropriating Sums of Money, and Certifying of Mill Levies.

**G. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form for Certification to the Board of County Commissioners and other interested parties:**

Following discussion, upon a motion duly made by Director Klein, seconded by Director Leopold and, upon vote, unanimously carried, the Boards authorized the District Accountant to prepare the DLG-70 Certification of Tax Levies form for Certification to the Board of County Commissioners and other interested parties.

**H. Discuss and Consider Review and Ratification of 2022 Audits:**

Following discussion, upon a motion duly made by Director Konkey, seconded by Director Leopold and, upon vote, unanimously carried, the Boards reviewed and ratified the 2022 Audits.

**I. Ratification of Easement Agreement:**

Following discussion, upon a motion duly made by Director Konkey, seconded by Director Leopold and, upon vote, unanimously carried, the Boards ratified the Easement Agreement.

**LEGAL MATTERS**

**A. Consider Approval of 2024 Administrative Matters Resolution:**

Following discussion, upon a motion duly made by Director Leopold, seconded by Director Konkey and, upon vote, unanimously carried, the Boards approved the 2024 Administrative Matters Resolution.

**B. Consider Updates to Resolution Regarding the Imposition of Fees:**

Following discussion, upon a motion duly made by Director Leopold, seconded by Director Konkey and, upon vote, unanimously carried, the Boards Approved updates to the Resolution Regarding the Imposition of Fees.

**C. Consider Approval of Exclusion from Worker's Compensation Resolution:**

Following discussion, upon a motion duly made by Director Leopold, seconded by Director Konkey and, upon vote, unanimously carried, the Boards approved the Exclusion from Workers' Compensation Resolution.

**D. Consider Approval and Ratification of 2022 Annual Report:**

Following discussion, upon a motion duly made by Director Leopold, seconded by Director Konkey and, upon vote, unanimously carried, the Boards Approved and Ratified the 2022 Annual Report.

**E. Discuss and Consider Approval of any Renewal/Updates Necessary to the Developer Funding and Reimbursement Agreement for Operations and Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and Related Promissory Notes:**

Following discussion, upon a motion duly made by Director Leopold, seconded by Director Konkey and, upon vote, unanimously carried, the Boards approved any renewal/updates to the Developer Funding and Reimbursement Agreement for Operations and Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and Related Promissory Notes.

**DISTRICT MATTERS:**

**A. Discuss District Improvements for 2024:**

The Boards discussed the Free Little Library and Entry Monument Signage. Following discussion, upon a motion duly made by Director Randall, seconded by Director Konkey and, upon vote, unanimously carried, the Boards approved the Free Little Library. The Boards agreed on monument signage not to exceed \$55,000 and a final proposal to be approved by the Board upon receipt and review.

**B. Discuss Bids for Landscaping Maintenance and Snow Removal presented to the Board for the Year 2024:**

The Boards discussed the bids for Landscaping Maintenance and Snow Removal for 2024. Following discussion, upon a motion duly made by Director Randall, seconded by Director Castorena and, upon vote, unanimously carried, the Boards approved Bath Landscape & Irrigation for Landscaping Maintenance and Orangeman Development Services for Snow Removal.

**C. Consider Annual Engagement of District Manager, District Accountant, Legal Counsel, and any other District Consultants/ Contractors:**

Following discussion, upon a motion duly made by Director Klein, seconded by Director Mark and, upon vote, unanimously carried, the Boards approved the Annual Engagement of District Manager, District Accountant, Legal Counsel, and any other District Consultants/ Contractors.

**D. Discuss New Website Requirements:**

The Boards discussed new website requirements.

**PUBLIC COMMENT:**

The Board opened the floor to public comments on non-agenda items.

A homeowner in the District, Kevin Buell, discussed the fee and was happy about keeping it low.

**ADJOURNMENT:**

There being no further business to come before the Board, and upon a motion made by Director Leopold, seconded by Director Dyerson 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 The Ridge at Harmony Road Metropolitan Districts Nos. 1-4.

*S. Alan Vancil*  
S. Alan Vancil (Mar 26, 2024 15:06 MDT)

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Secretary







# RHRMD 11.28.2023 Minutes - Final

Final Audit Report

2024-03-26

|                 |  |
|-----------------|--|
| Created:        | 2024-03-26                                   |
| By:             | Molly Mild (molly@ccgcolorado.com)           |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAC6wLPB_MfJcDnb-ceNisP26SNMVnzaff |

## "RHRMD 11.28.2023 Minutes - Final" History

-  Document created by Molly Mild (molly@ccgcolorado.com)  
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-  Document emailed to LeRoy Landhuis (alanvancil@landhuisco.com) for signature  
2024-03-26 - 7:16:46 PM GMT
-  Email viewed by LeRoy Landhuis (alanvancil@landhuisco.com)  
2024-03-26 - 7:22:56 PM GMT- IP address: 96.75.104.161
-  Signer LeRoy Landhuis (alanvancil@landhuisco.com) entered name at signing as S. Alan Vancil  
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-  Document e-signed by S. Alan Vancil (alanvancil@landhuisco.com)  
Signature Date: 2024-03-26 - 9:06:12 PM GMT - Time Source: server- IP address: 96.75.104.161
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