

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
MOUNTAIN'S EDGE METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
AUGUST 10, 2023

A regular meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "**Board**") was convened on August 10, 2023, at 6:00 p.m. via Microsoft Teams. The meeting was open to the public via video and telephone conference.

### ATTENDANCE

#### **Directors In Attendance Were:**

George Turtle  
Marie Watkins  
William Sweatt  
Laura Murawski  
Joseph McDonald

#### **Also In Attendance Were:**

Celeste Terrell and Lindsay Ross; CliftonLarsonAllen LLP ("CLA")  
Emily Murphy, Esq.; McGeady Becher P.C.

#### **Members of the Public in Attendance:**

Hannah Rempe

### ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** The meeting was called to order.

Attorney Murphy discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting. Attorney Murphy noted that the Board consists of homeowners and there were no disclosures of potential conflicts of interest filed with the Secretary of State, and no additional conflicts were disclosed at the meeting.

**Quorum, Location of Meeting, Posting of Meeting Notice, and Agenda:** A quorum was confirmed.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined to conduct the meeting at the above-stated date and time via video and teleconference (Microsoft Teams). It was further noted that notice of the time, date, and location of the meeting was duly posted, and the District had not

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received any objections to the location of the meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries.

The agenda was presented for review. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Sweatt and, upon vote, unanimously carried the Board approved the agenda, as amended.

**Public Comment:** There was no public comment.

**May 11, 2023 Regular Board Meeting Minutes and June 26, 2023 Special Board Meeting Minutes:** The Board reviewed the Minutes of the May 11, 2023 Regular Meeting and June 26, 2023 Special Meeting. Following discussion, upon a motion duly made by Director Murawski, seconded by Director Sweatt and, upon vote, unanimously carried, the Board approved the May 11, 2023 Regular Board Meeting Minutes and the June 26, 2023 Special Board Meeting Minutes.

### FINANCIAL MATTERS

**June 30, 2023 Unaudited Financial Statements and Cash Position Statement:** Ms. Ross reviewed the June 30, 2023 Unaudited Financial Statements and Cash Position Statement with the Board. The Board inquired about certain invoices from Schedio Group LLC. Ms. Terrell and Ms. Ross noted they will review the invoices to ensure there are no duplicate payments being made. Following discussion, upon a motion duly made by Director Turtle, seconded by Director McDonald and, upon vote, unanimously carried, the Board accepted the June 30, 2023 Unaudited Financial Statements and Cash Position Statement.

**Payment of Claims:** Ms. Ross reviewed the claims with the Board. Following discussion, upon motion duly made by Director Turtle, seconded by Director McDonald and, upon vote, unanimously carried, the Board ratified approval of previous claims and/or approved current claims, as applicable, in the amount of \$29,571.16.

**2022 Audit:** Ms. Ross reviewed the 2022 Audit with the Board. Upon a motion duly made by Director Turtle, seconded by Director Sweatt and, upon vote, unanimously carried, the Board ratified approval of the 2022 Audit and authorization of the issuance of the representation letter.

### LEGAL MATTERS

**Senate Bill 23-108: Allowing Temporary Reductions in Property Taxes Due and potential impact on 2024 Budget process and strategy:** Ms. Ross and Attorney Murphy discussed legislation that may impact the 2024 Budget and noted that the consultants are formulating a process for the 2024 Budget and associated mill levy certifications in light of the changes.

**Legislative changes that may impact the District/Annual Meeting requirement:** Attorney Murphy discussed additional legislative changes

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including the annual Town Hall meeting requirement for the District. The Board determined to schedule the annual Town Hall meeting on November 9, 2023 at 5:30 with the Regular Board meeting to follow at 6:00 p.m.

### MANAGER MATTERS / OPERATIONS AND MAINTENANCE

**Mailbox Solar Lighting for Post Installations:** Mr. Terrell provided an update to the Board, noting that the fence contractor quoted \$500 for post installations. Ms. Terrell plans to meet with the contractor to discuss the placement of the posts.

**Drainage Issue behind 11982 and 11992 W. Quarles Ave.:** Ms. Terrell provided an update to the Board regarding the drainage issue, noting that the seed and blanket on the hill was installed and the next steps will be additional seed and blanket. Ms. Rempe expressed her frustration with the lack of communication regarding the mitigation efforts. Ms. Terrell stated that she will continue to keep the Board and homeowners updated.

**2024 Trash Removal Contract with Republic Services, Inc.:** Director Sweatt presented the proposal from Republic Services, Inc. for 2024 trash services to the Board, noting the associated cost savings. Following review and discussion, upon a motion duly made by Director Murawski, seconded by Director Sweatt and, upon vote, unanimously carried, the Board authorized the engagement of Republic Services, Inc. for 2024 trash services and directed District Counsel to draft a Service Agreement for such services.

**2023-2024 Snow Removal Contract with Keesen Landscape Management, Inc.:** Ms. Terrell reviewed the proposal from Keesen Landscape Management, Inc. for 2023-2024 snow removal services. She further confirmed that she will obtain an updated snow removal map. Upon a motion duly made by Director Murawski, seconded by Director Sweatt and, upon vote, unanimously carried, the Board approved the proposal from Keesen Landscape Management, Inc., for 2023-2024 Snow Removal Services and authorized District Counsel to draft appropriate documents for the same.

### COVENANT ENFORCEMENT

**Covenant Enforcement and Inspection Update:** Ms. Terrell provided an update to the Board regarding covenant enforcement and inspections, noting that there have been 20 violations for trash cans and landscape maintenance items since the May meeting. She will follow up on the house with the paint issue.

**House color and artificial turf guidelines:** The Board discussed revising the Amended and Restated Design Guidelines to address exterior house paint colors and installation of artificial turf. Ms. Terrell provided language drafted by the Design Review Committee for exterior house paint colors and artificial turf installation in front and back yards as well as the approval processes for the same. She confirmed that she will research the new legislation regarding artificial turf regulations and follow up with the Board regarding the same. Upon a motion duly made by Director Murawski, seconded by Director Sweatt and,

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upon vote, unanimously carried, the Board approved the language regarding exterior house paint color and artificial turf guidelines to be added to the Amended and Restated Design Guidelines.

### OTHER BUSINESS

There were no other matters to discuss.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Murawski, seconded by Director Sweatt and, upon vote, unanimously carried, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting