

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

GOODMAN METROPOLITAN DISTRICT

Held: Tuesday, the 16<sup>th</sup> day of August, 2022, at 5:00 p.m., via Zoom teleconference.

**Attendance**

The special meeting of the Board of Directors of the Goodman Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualification to serve, were in attendance:

Kimberly Armitage  
Andre Takacs  
Babette Hansen  
Michael McNeil

Also present: Clint C. Waldron, Esq., White Bear Ankele Tanaka and Waldron, P.C., District General Counsel; Mark Eames, Professional Community Management Services, District Manager; Alyssa Ferreira, CliftonLarsonAllen, LLP, District Accountant; Lesanne Dominguez, Architerra Group; and Sara Rutman, Brightview.

**Call to Order/Declaration of Quorum**

It was noted that a quorum of the Board was present and the meeting was called to order.

**Director Conflict of Interest Disclosures**

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron 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. Mr. Waldron 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 Boards to act.

**Approval of Agenda**

Director Armitage reviewed the Agenda with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Agenda as presented.

## Consent Agenda

The Board reviewed the items on the consent agenda. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon motion duly made and seconded, the following items on the consent agenda were unanimously approved, adopted and ratified:

- June 20, 2022 Special Meeting Minutes;
- Claims in the amount of \$79,502.99;
- Independent Contractor Agreement with N&D Tree Service for Tree Care Services; and
- Intergovernmental Agreement Regarding 2022 Grant of Arapahoe County Open Space Program Funds for Pinery Creek Trail Connection

## Landscape Maintenance

### Review Landscape Maintenance Report

Ms. Rutman reviewed the Landscape Maintenance Report with the Board noting that the warranty trees were replaced. She informed the Board that the second aeration will be scheduled for next month and pruning will take place at the beginning of October.

Ms. Rutman discussed the irrigation concerns at Highridge Park noting that most of the problems were due to clogged nozzles. Mr. Eames questioned whether the irrigation repairs are connected to the park project.

Director Hansen noted there are several dead spots being taken over by clover leaf. Ms. Rutman responded that many of these areas died due to turf mites. Mr. Eames noted the Board had previously approved a proposal to reseed these areas, and that many of the larger areas of die-off are due to lack of winter watering, which ECCV will not allow.

Mr. Eames inquired as to whether the porter was out yesterday, noting he witnessed a lot of debris damage today.

Timeline for Completion of Outstanding Work No update.

Consider Work Orders/Proposals None.

Other Landscape Maintenance      None.

### **Financial Matters**

Review Schedule of Cash      Ms. Ferreira reviewed the schedule of cash position and property  
Position and Property Tax      tax schedule with the Board.  
Schedule

Review June 30, 2022 Unaudited      Ms. Ferreira reviewed the June 30, 2022 Unaudited Financials  
Financials      with the Board. Director Armitage requested additional  
information regarding the remaining budget for Highridge Park.

Other Financial Matters      None.

### **Facilities Management/District Operations**

Review and Discuss District      Mr. Eames reviewed the District Management Report with the  
Management Report      Board noting that Mr. Howey confirmed the five-year tree  
planting plan has been completed.

Review Report from Pipe X and      Mr. Eames noted that they are still waiting on the Pipe X Report.  
Consider Acceptance of  
Underdrains for District  
Maintenance

#### **Consider Work Orders/Proposals**

Consider Approval of      Deferred.  
Proposal for Baseball Dugout  
Repairs and Shade  
Installation

Consider Approval of      Mr. Eames reviewed the proposal from Quality Audio Video for  
Proposal from Quality Audio      security cameras at Creekside and Central Park. Following  
Video for Security Camera at      discussion, upon motion duly made and seconded, the Board  
Creekside and Central Park      unanimously approved the proposal from Quality Audio Video for  
Security Camera at Creekside and Central Park.

Other      Facilities      The Board engaged in general discussion regarding park restroom  
Management/District Operations      hours. Following discussion, upon a motion duly made and  
seconded, the Board unanimously determined to implement  
automatic closures of restrooms with hours of operation 7:00 a.m.-  
10:00 p.m.

### **Legal Matters**

Other Legal Matters                      None.

**Capital Projects**

Arapahoe Road Relandscape Project      Mr. Eames updated the Board on the status of the Arapahoe Road Relandscape Project noting that plantings will begin next Monday, and the Creekside Park Project will start right after.

Highridge Park Project                      Ms. Dominguez noted that the shelter has been installed and they are waiting on the shelter lights to come in which could take upwards of three weeks. Director Hansen asked about the head entrapment listed on the playground safety report. Ms. Dominguez responded that she will review with the contractor.

**Additional Park Enhancements**

Discuss Portable Pickleball Nets for Tennis Court B      The Board reviewed the proposal for the portable pickleball net for Court B. Following discussion, upon motion duly made and seconded, the Board unanimously approved the purchase of two portable nets subject to confirmation of durability and weather resistance by Mr. Eames. The Board also requested that Mr. Eames have the nets inspected regularly to ensure the nets are safe for use.

Request for Shade over Pickleball Courts                      Several residents requested that the Board evaluate installing shade over the pickleball courts. The Board asked that this be added to the next meeting agenda.

Discuss Award of Pinery Creek Trail Grant from Arapahoe County      The Board engaged in general discussion regarding the Arapahoe County Pinery Creek Trail Grant.

Discuss and Consider Approval of Task and Fee Proposal from Architerra Group for Pinery Creek Trail Connection      The Board reviewed the Task and Fee Proposal from Architerra Group for the Pinery Creek Trail Connection. Following discussion, upon motion duly made and seconded, the Board unanimously approved the task and fee proposal from Architerra.

Other Capital Projects                      None.

**Public Comment**                      None.

**Director's Items/Other Business**

Consider Appointment to Fill                      The Board reviewed the only letter of interest received to fill the

Vacancy; Administer Oath of Office; Consider Election of Officers

Board vacancy. Following discussion, upon motion duly made and seconded, the Board unanimously approved the appointment of Kimberly Wooldridge to fill the vacancy on the Board.

Discuss Attendance at SDA Annual Conference – September 13-15, 2022

The Board engaged in general discussion regarding attendance at the SDA Annual Conference. The Board asked Mr. Waldron to send out additional information regarding the conference to the Board.

Next Meeting

The Board determined to move the next meeting to September 14, 2022, at 5:00 p.m.

**Adjournment**

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting

*Michael T McNeil*

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 14<sup>th</sup> day of September, 2022.