

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

GOODMAN METROPOLITAN DISTRICT

Held: Wednesday, the 15th day of March, 2023, 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 were in attendance:

Kimberly Armitage
Andre Takacs
Michael McNeil
Babette Hansen

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; and Sara Rutman and Garrett Wright, 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 amended.

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:

- February 8, 2023 Regular Meeting Minutes;
- Independent Contractor Agreement with Fence Consulting Services, Inc.; and
- Claims Listing in the amount of \$72,402.74.

Landscape Maintenance

Review Landscape Maintenance Report

The Board discussed the Landscape Maintenance Report. Ms. Rutman noted that the irrigation system will be started up within the next week or so to make any needed repairs and the backflow will be re-drained.. She also noted that aeration is underway, spring cleanup is ongoing, and they are working on scheduling mow routes with mowing starting the last two weeks of April.

Consider Work Orders/Proposals None.

Other Landscape Maintenance None.

Financial Matters

Review Schedule of Cash Position and Property Tax Schedule

The Board reviewed the Property Tax Schedule and December 31, 2022 schedule of cash position. The Board inquired about the increase in electrical invoices.

Public Hearing on 2022 Budget Amendment

Director Armitage opened the public hearing on the 2022 Budget Amendment. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolution Amending the 2022 Budget

Ms. Ferreira reviewed the Resolution Amending the 2022 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the Central Park Grants Improvements Fund to \$1,000.

Public Hearing on 2023 Budget Amendment

Director Armitage opened the public hearing on the 2023 Budget Amendment. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado Law. No written

objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolution Amending the 2023 Budget

Ms. Ferreira reviewed the Resolution Amending the 2023 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the Central Park Grants Improvements Fund to \$349,880.

Other Financial Matters

None.

Facilities Management/District Operations

Review and Discuss District Management Report

Mr. Eames reviewed the District Management Report with the Board.

Discuss 2023-2024 Landscape Maintenance Contract

The Board reviewed proposals from Landtech and Brightview for 2023-2024 landscape maintenance services, and the committee recommendation to stay with the current provider. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from BrightView, contingent on BrightView assigning a different project manager.

Update on Underdrain Survey and Maintenance

The Board engaged in general discussion regarding the underdrain maintenance. The Board reviewed a proposal from DRC Construction Services for repair and maintenance services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from DRC Construction Services not-to-exceed \$70,000. The Board requested notice to the community regarding streets that will be torn up.

The Board engaged in general discussion regarding acceptance of the underdrains. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the underdrain main lines in the street (and not under the lots) for ongoing maintenance.

Discuss and Consider Proposal from Rocky Mountain Playground Services for Playground Inspections

The Board reviewed the proposal from Rocky Mountain Playground Services for playground inspections. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Rocky Mountain Playground Services for playground inspections.

Consider Proposal from Tree Analysis Group for 2023 Tree Planting Plan and Planting Oversight
The Board reviewed the proposal from Tree Analysis Group for 2023 Tree Planting Plan and Planting Oversight. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Tree Analysis Group for 2023 Tree Planting Plan and Planting Oversight.

Other Facilities Management/District Operations
Mr. Eames reviewed a proposal for 6 additional benches at Creekside Park for installation in the Baseball Dugouts. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Legal Matters

Other Legal Matters
None.

Capital Projects

Update on Pinery Creek Trail Connection
The Board reviewed the update from Ms. Dominguez.

Update on Central Park Improvements Phase III
The Board engaged in general discussion regarding the firepit. Following discussion, upon a motion duly made and seconded, the Board determined to exclude the firepit from the concept drawings.

Other Capital Projects
The Board engaged in general discussion regarding the Picnic Area at Central Park. Director Armitage will review with Mr. Eames.

Public Comment
None.

Director's Items/Other Business
The Board engaged in general discussion regarding moving the April regular meeting.

Adjournment
There being no further business to come before the Board and following discussion and upon a 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
Michael T McNeil (Apr 23, 2023 11:58 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 17th day of April, 2023.