

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

GOODMAN METROPOLITAN DISTRICT

Held: Wednesday, the 8th day of November, 2023, at 5:00 p.m., via Zoom teleconference.

Attendance

The regular 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
Tim Swartos
Michael Tebben

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; William Medellin, BrightView; and Bob Howey, Tree Analysis, LLC.

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

The Board reviewed the Agenda. 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. Ms. Armitage asked if any Board member would like any item removed from the consent agenda and placed on the regular agenda. 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:

- October 11, 2023 Regular Meeting Minutes ;
- Claims in the amount of \$93,743.36;
- Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.;
- Resolution Adopting Amended and Restated Rules and Regulations;
- 2024 Agency Fee Invoice from T-Charles Wilson for Broker Services; and
- 2024 BMO Worker's Compensation Invoice.

Landscape Maintenance

Review Landscape Maintenance Report Mr. Medellin reviewed the landscape maintenance report with the Board noting that the remaining backflows on Arapahoe Road are being removed by LandTech.

Consider Work Orders/Proposals None.

Other Landscape Maintenance Director Armitage inquired about fall clean up. Mr. Medellin noted that cleanup will start next week, including leaf cleanup and low hanging branches will be removed in the spring.

Financial Matters

Review Property Tax Summary, Cash Position and Unaudited Financial Statements Ms. Ferreira reviewed the September 30, 2023 unaudited financial statements, schedule of cash position and property tax reconciliation with the Board.

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

Consider Approval of Resolution Amending 2023 Budget no public comment, the hearing was closed.

Ms. Ferreria 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 Conservation Trust Fund to \$38,250 and Highridge Park to \$299,916.

Public Hearing on proposed 2024 Budget

Director Armitage opened the public hearing on the proposed 2024 Budget. 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 Adopting 2024 Budget

Ms. Ferreria reviewed the 2024 Budget and Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the general fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Discuss Investment Direction

Ms. Ferreria review the District's current investments with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to continue with the current investments.

Consider Approval of Master Services Agreement and Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP for District Accounting Services

Ms. Ferreria reviewed the Master Services Agreement and Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP for District Accounting Services with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Master Services Agreement and Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP for District Accounting Services.

Other Financial Matters

None.

Facilities Management/District Operations

Review and Discuss District Management Report

Mr. Eames reviewed his management report with the Board.

Consider Work Orders/Proposals

None.

Discuss East-West Trails Maintenance

The Board engaged in general discussion regarding the East-West Trails Maintenance. Following discussion, , the Board determined to continue to have the HOA to maintain the trail.

Discuss and Consider Approval of Independent Contractor Agreement for 2024 Landscape Maintenance Services

Mr. Eames reviewed the proposal for 2024 Landscape Maintenance Services with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Rocky Mountain Landscapes for 2024 landscape maintenance services and terminated the contract with Brightview Landscape Services, with 30 days' notice. Mr. Eames will send the termination notice to Brightview.

Other Facilities Management/District Operations Matters

None.

Legal Matters

Consider Adoption of 2024 Annual Administrative Resolution

Mr. Waldron reviewed the 2024 Annual Administrative Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the 2024 Annual Administrative Resolution.

Discuss and Review Insurance General Liability Schedule and Limits, Consider Authorization to Bind Coverage

Mr. Waldron reviewed the property schedule with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the property schedule as presented.

Mr. Waldron reviewed the general liability schedule and limits with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to bind coverage as presented.

Discuss 2023 Legislative Memorandum

Mr. Waldron reviewed the 2023 Legislative Memorandum with the Board. No action taken.

Discuss Implementation of Accessibility Standards for Individuals with a Disability for Information Technology Systems Employed by the District

Mr. Waldron provided an update on the Implementation of Accessibility Standards for Individuals with a Disability for Information Technology Systems Employed by the District to the Board. No action taken.

Discuss and Consider Approval of License Agreement for Retaining Wall Bracing

The Board engaged in general discussion regarding the License Agreement for Retaining Wall Bracing. The Board requested additional information regarding access points, land disturbance, improvements and a long-term plan. Action was deferred.

Other Legal Matters

None.

Capital Projects

Update on Piney Creek Trail Connection No update.

Update on Central Park Improvements – Phase III No update.

Updated on Arapahoe Road Turf Conversion Mr. Howey reviewed the update on the Arapahoe Road Turf Conversion with the Board noting that he will review the irrigation and specific chemicals to be used on native grass with Rock Mountain.

Director Armitage requested the water difference be tracked. Mr. Eames will put together a water usage report to present to the Board.


Other Capital Projects None.

Public Comment None.

Director’s Business **Items/Other** The Board determined to cancel the December 6, 2023 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.


Timothy Swartos (Feb 16, 2024 19:02 MST)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 14th day of February, 2024.