

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
NORTH RANGE METROPOLITAN DISTRICT NO. 1  
HELD  
NOVEMBER 7, 2017**

A regular meeting of the Board of Directors of the North Range Metropolitan District No. 1 was held Tuesday, November 7, 2017, at 6:30 p.m., at the Reunion Recreation Center, 17910 E. Parkside Drive North, Commerce City, Colorado 80022. The meeting was open to the public.

In attendance were Directors:

Travis Book  
Teresa Kershnik  
Tim Roberts  
Jeffrey Kappes

Also in attendance were:

Matt Urkoski, Denise Denslow, Sarah Hunsche and Kathy Suazo;  
CliftonLarsonAllen LLP  
Kristen Bear, Esq.; White Bear Ankele Tanaka & Waldron P.C.  
Steve Follweiler and Matt Darby, Reunion Metropolitan District  
Bruce Rau, Brett Price and Kelly Leid; Oakwood Homes  
Bob Craighead; 10861 Pagosa Street  
Joan Murelli, 16867 E. 106<sup>th</sup> Avenue  
John Rombold, 10244 Telluride Way  
John and Joan Root, 10921 Pagosa Street  
Joshua, Harta, 10852 Pagosa Street  
Shannon Flores, 17067 E. 99<sup>th</sup> Place  
Gretchen LaPham, 10262 Sedalia Street  
Peggy Grandineth, 10657 Nucla Street  
Karen and Ron Harms, 10705 Nucla Street  
Rylee and Matthew Harper, 17524 E. 99<sup>th</sup> Avenue  
Mike Van Dyke, 17532 E. Parkside  
Marc Osborne, 16951 E. 107<sup>th</sup> Avenue  
Mike Koger, 10693 Nucla Street  
James Cordea, 10781 Pagosa Street  
William Wera, 16752 Parkside Drive South  
Mary Jane Scherdin, 16752 Parkside Drive South  
Christina Southward, 10181 Truckee Way  
Charles Duks, 10829 Salida Street  
Robyn Jeffrods, 10601 Harmony Lane  
Pete Peterson, 10471 Truckee  
James Quick, 17406 E. 111<sup>th</sup> Avenue  
Dapnia Howell, resident  
Katie Cordova, resident

RECORD OF PROCEEDINGS

Kim Plummer, 16673 Parkside Drive South  
Mahjit Thiada, 10867 Ouray Street

Call to Order

Director Book called the meeting to order at 8:34 p.m.

Declaration of Quorum

A quorum was confirmed. The Board excused the absence of Director Scanlon.

Disclosures and Potential Conflicts of Interest

The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Bear noted that all Directors' Disclosure Statements have been filed. The Board noted that there are no additional conflicts to those filed with the Secretary of State pursuant to statute.

Approve Agenda

Upon a motion duly made by Director Kappes, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the agenda as presented.

Approve Minutes

After review, upon a motion duly made by Director Kappes, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the minutes from the October 10, 2017 special meeting.

Public Comments

There was discussion regarding the Parkside South and Landmark Street lights. No action was taken.

District Manager Matters

- a. Annual Administrative Matters
  - i. Discuss 2018 Regular Meeting Dates [February 6, May 8, August 7 and November 6, 2018]
  - ii. Consider Adoption of 2018 Annual Administrative Resolution
  - iii. Consider Approval of Amended and Restated Public Records Request Policy
  - iv. Consider Adoption of Resolution Calling May 2018 Director's Election

After discussion, upon a motion duly made by Director Roberts, seconded by Director Kappes, and upon vote unanimously carried, the board approved the annual administrative matters.

b. Insurance Matters

i. Consider Approval of Property and Liability Schedule and Limits

After review, upon a motion duly made by Director Kershisnik, seconded by director Roberts, and upon vote unanimously carried, the Board approved the property and liability schedule and limits.

ii. Discussion Regarding Crime Coverage/Fidelity Bond/Designated Agent Endorsement

The board engaged in a general discussion and determined no action was necessary.

Legal Matters a. Consider 2018 Extension of Management Agreement with Reunion Homeowner's Association

After discussion, upon a motion duly made by Director Kershisnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the 2018 Extension of Management Agreement with Reunion Homeowner's Association.

b. Consider Joint Fee Resolution for Imposition of Fees with North Range Metropolitan No. 1, Subdistrict No. 2

After discussion, upon a motion duly made by Director Kershisnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Joint Fee Resolution to Imposition of Fees with North Range Metropolitan District No. 1, Subdistrict No. 2

Financial Matters

a. Consider Approval of Claims

Ms. Hunsche reviewed the payables and financials with the Board. After discussion, upon a motion duly made by Director Kershisnik, seconded by Director Kappes, and upon vote unanimously carried, the Board approved the claims as presented.

b. Review and Consider Approval of Cash Access Addendum

Ms. Hunsche reviewed with the Board. After discussion, upon a motion duly made by Director Kershisnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Cash Access Addendum.

c. 2017 Budget Amendment Hearing

i. Consider Adoption of Resolution Amending 2017 Budget

Upon a motion duly made by Director Kappes, seconded by Director Kershisnik, the

Board opened the public hearing at 8:40 p.m. There were no public comments.

Upon a motion duly made by Director Kappes seconded by Director Kershisnik, the Board closed the public hearing at 8:41 p.m.

Ms. Hunsche reviewed the 2017 budget amendment with the Board. After discussion, upon a motion duly made by Director Kappes, seconded by Director Kershisnik, and upon vote unanimously carried, the Board approved amending the 2017 budget and adopted the Resolution Amending 2017 Budget.

d. 2018 Budget Hearing

i. Consider Adoption of 2018 Budget Resolution

Upon a motion duly made by Director Kappes, seconded by Director Kershisnik, the Board opened the public hearing at 8:42 p.m. There were no public comments.

Upon a motion duly made by Director Kappes, seconded by Director Kershisnik, the Board closed the public hearing at 8:43p.m.

Ms. Hunsche reviewed with the Board. After review and discussion, upon a motion duly made by Director Kershisnik, seconded the Director Custer, and upon vote unanimously carried, the Board approved the 2018 budget and adopted the 2018 Budget Resolution.

ii. Consider Adoption of 2018 Budget Resolution for North Range Metropolitan District No. 1, Subdistrict No. 1

Ms. Hunsche reviewed with the Board. After review and discussion, upon a motion duly made by Director Kershisnik, seconded the Director Custer, and upon vote unanimously carried, the Board adopted the 2018 Budget Resolution for North Range Metropolitan District No. 1, Subdistrict No. 1

iii. Consider Adoption of 2018 Budget Resolution of North Range Metropolitan No1, Subdistrict No. 2

Ms. Hunsche reviewed with the Board. After review and discussion, upon a motion duly made by Director Kershisnik, seconded the Director Custer, and upon vote unanimously carried, the Board adopted the 2018 Budget Resolution for North Range Metropolitan District No. 1, Subdistrict No. 2.

e. Consider Approval of Auditor Proposals for 2017 Audit

After discussion, upon a motion duly made by Director Kershisnik, seconded by Director Custer, and upon vote unanimously carried, the Board approved the Auditor Proposal for 2017 Audit.

Other  
Business

There was no other business to discuss.

RECORD OF PROCEEDINGS

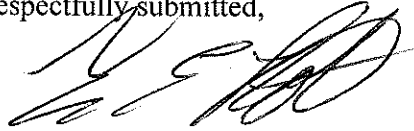
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Adjournment

There being no further business to come before the Board, upon a motion duly made by Director Kershisnik, seconded by Director Kappes, and upon vote unanimously carried, the Board adjourned the meeting at 8:44 p.m.

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

Respectfully submitted,



Secretary for the Meeting