

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
REUNION METROPOLITAN DISTRICT  
HELD ON NOVEMBER 1, 2016**

A regular meeting of the Board of Directors of the Reunion Metropolitan District was held on November 1, 2016 at the Reunion Recreation Center, 17810 East Parkside Drive North, Commerce City, Colorado 80022. The meeting was open to the public.

The following Directors were in attendance:

Jeffrey Kappes  
Teresa Kershisnik  
Tim Roberts  
Scott Custer

Director Martin Zemcik was not in attendance and his absence was deemed excused

Also in attendance were the following:

Kristen D. Bear, Esq., White Bear Ankele Tanaka & Waldron  
Sarah Hunsche, CliftonLarsonAllen  
Liz Alexander, Development & Research Services  
Melissa Murray, Reunion Facilities Manager  
Michael Scanlon, North Range Metropolitan District No. 1 Board Member  
Travis Book, North Range Metropolitan District No. 1 Board Member  
Anthony Stellato, 16659 East 106<sup>th</sup> Place, Commerce City CO 80022

- CALL TO ORDER** The meeting was called to order at 6:35 PM by Director Kappes.
- DECLARATION OF QUORUM & CONFLICTS OF INTEREST** Ms. Alexander noted that a quorum was present.  
Attorney Bear noted that Disclosures were filed prior to the meeting. Director Kappes requested that members of the Board disclose any potential conflicts of interest with regard to matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board' members prior to this meeting, in accordance with statutes. No additional conflicts to those filed with the Secretary of State pursuant to statute were disclosed.
- APPROVAL OF AGENDA AND LOCATION OF MEETING** Upon a motion duly made by Director Kershisnik, seconded by Director Roberts, and following discussion, upon vote unanimously carried, the Board for Reunion Metropolitan District approved the meeting location and approved the Agenda, as amended.
- PUBLIC COMMENT** Mr. Stellato requested that the Homeowners Association annual meeting be held on site at the Reunion Recreation Center rather than at an off-site location. Ms. Sickels indicated that the HOA Board of Directors had agreed that the 2017 annual meeting would be held at the Reunion Recreation Center.
- CONSENT AGENDA** Upon a motion duly made by Director Kappes, seconded by Director Kershisnik, and upon vote unanimously carried, the Board requested that Item H be removed from the Consent Agenda and discussed separately, and further approved the following Consent Agenda items:
- Minutes of the August 2, 2016 Regular Meeting
  - Minutes of the September 21, 2016 Special Meeting
  - Minutes of the October 10, 2016 Special Meeting
  - 2017 Annual Administrative Matters Resolution

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- 2017 Resolution Concerning the Imposition of District Fees
- 2017 Resolution Regarding Policies and Procedures for Covenant and Rule Enforcement
- 2017 Management Agreement with MSI, LLC for covenant enforcement and accounting services
- Extension to Management Agreement between Reunion Metropolitan District, North Range Metropolitan District No. 1, and Reunion Homeowners Association
- Extension to Service Agreement with Keesen Landscape Maintenance Inc.

### **COVENANT ENFORCEMENT REPORT**

The Tribunal recommendation removed from the Consent Agenda was presented by Ms. Sickels:

- 17744 East 99<sup>th</sup> Avenue. The home was painted without approval of paint colors by the architectural review committee. The colors were subsequently submitted for approval and denied. The homeowner appealed to the Tribunal for approval. The Tribunal recommended that the base color be accepted but the owner be required to repaint trim colors. Upon motion from Director Kershnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Tribunal recommendation.

Ms. Sickels noted that there are currently vacancies on the Tribunal. After discussion, upon motion made by Director Roberts, seconded by Director Kershnik, and upon vote unanimously passed, the following persons were named to the Tribunal to serve as noted:

- Jason Caioppo and Arnie Rushton to serve as permanent members
- Curtis Subia and Shaina Newton to serve as alternate members

Ms. Sickels presented the current violation and architectural review statistics. No discussion was held.

### **PARKS & IRRIGATION REPORT**

The Board briefly reviewed the Property Maintenance Report Irrigation Recap reports prepared by Mr. Raul Martinez, noting that the information was discussed in depth at the October 1, 2016 meeting. No further discussion was held.

### **OPERATIONS AND FACILITY MANAGEMENT REPORT**

The Board briefly reviewed the Operations and Programs reports prepared by Ms. Murray, noting that the information was discussed in depth at the October 1, 2016 meeting. No further discussion was held.

### **FINANCIAL MATTERS**

Ms. Hunsche distributed the Claims List for the period beginning August 3, 2016 and ending October 27, 2016. Upon a motion duly made by Director Kershnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Claims List.

A Public Hearing was conducted to consider amending the 2016 Budget and adopt a Resolution so amending the 2016 Budget. Director Kappes opened the Public Hearing at 6:55 PM and requested public comment. As no written comments were submitted prior to the meeting and no verbal comments offered at the meeting, Director Kappes closed the Public Hearing. Ms. Hunsche then presented financial data with regard to the 2016 Budget Amendment.

Following discussion, upon motion from Director Custer, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Amendment of the 2016 Budget and adopted the Resolution Amending the 2016 Budget.

A Public Hearing was conducted to consider the 2017 Budget and adopt a Resolution to Appropriate Expenditures and Certify Mill Levies for 2017. Director Kappes opened the Public Hearing at 7:00 PM and requested public comment. As no written comments were submitted prior to the meeting and no verbal comments offered at the meeting, Director Kappes closed the

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Public Hearing. Ms. Hunsche then presented financial data with regard to the 2017 Budget.

Following discussion, upon motion from Director Kershnik, seconded by Director Custer, and upon vote unanimously carried, the Board approved the 2017 Budget and adopted the Resolution Appropriating Expenditures and Certifying Mill Levies for 2017.

Ms. Hunsche presented an engagement letter from Haynie and Company offering audit services for 2016 for a fee amount of \$8,400. Following discussion, upon motion from Director Roberts, duly seconded by Director Custer, and upon vote unanimously carried, the Board approved the engagement of Haynie and Company for 2016 audit services.

### LEGAL MATTERS

The Board briefly reviewed the Supplement to the Amended and Restated Facilities Acquisition Agreement, noting that the information was reviewed in depth at the October 1, 2016 meeting. It was noted for the record that the line item entitled Pond Project had been previously approved. Upon motion from Director Custer, duly seconded by Director Roberts, and upon vote, unanimously carried, the Board approved the Supplement to the Amended and Restated Facilities Acquisition Agreement.

The Board moved into Executive Session pursuant to 24-6-402(4)(b), C.R.S. at 8:05 PM and closed the Executive Session at 8:20 PM. No action was taken.

### ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Roberts, seconded by Director Custer, and upon vote, unanimously carried, the Board adjourned the meeting at 8:20 PM.

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

Respectfully Submitted

/s/ Liz Alexander  
Secretary for the Meeting