

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT,
HELD ON FEBRUARY 7, 2017**

A regular meeting of the Board of Directors of the Reunion Metropolitan District was held on February 7, 2017 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

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
Steve Follweiler, Reunion Facilities Manager
Matt Darby, Reunion Activities Coordinator
Raul Martinez, Irrigation Manager
Ginger Sickels, Covenant Services Manager
Travis Book, North Range Metropolitan District No. 1
Michael Scanlon, North Range Metropolitan District No. 1

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| CALL TO ORDER | The meeting was called to order at 6:32 PM by Director Kappes. |
| DECLARATION OF QUORUM & CONFLICTS OF INTEREST | Director Kappes noted that a quorum was present. Ms. Bear reported that Disclosures were filed prior to the meeting. Director Kappes requested that members of the Board disclose any potential conflicts of interest regarding 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 | None. |
| CONSENT AGENDA | Upon a motion duly made by Director Roberts, seconded by Director Custer, and upon vote unanimously carried, the Board for RMD approved the following Consent Agenda items:
<ol style="list-style-type: none">1. Minutes of the November 1, 2016 Regular Meeting2. Resolution Designating Posting for Location of Meeting Notices |

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STAFF REPORTS

COVENANT ENFORCEMENT & DELINQUENT ACCOUNTS:

1. The status of delinquent accounts was reviewed. No action was taken.
2. The status reports regarding covenant enforcement and items processed through the Architectural Review Committee were reviewed. No action was taken.
3. Recommendations from the Tribunal were reviewed. The Board approved the Tribunal's recommendations for the following:
 - a. 10112 Ventura Street – installation location for an anemometer and weather station.
 - b. 10122 Richfield Way – owner must select paint from approved color packages.
 - c. 17009 East 106th Way – owner must select paint from approved color packages.
 - d. 10122 Richfield Way – planting of new tree to be complete by May 31, 2017.
 - e. 17218 East 109th Avenue – homeowner is required to submit an approvable landscape plan. Once an approvable plan has been submitted and approved, one-half of fines will be waived.
 - f. 10270 Truckee Court – owner must select paint from approved color packages.
 - g. 17332 East 98th Avenue – owner to park commercial vehicle in garage as owner states it will fit.
4. Ms. Sickels asked that a Board member be appointed to replace Director Zemcik for policy decisions when Tribunal meetings are held between Board meetings. It was determined that Director Kershnik would be appointed to review interim recommendations from the Tribunal and make determinations on behalf of the Board, provided that denial of an item as approved by Director Kershnik does not eliminate the right of an Applicant to appeal the decision at a meeting with a full quorum of Board members.
5. The Board discussed the status of short term leases on certain properties. Counsel recommended that Ms. Sickels and Ms. Alexander continue to follow the advertising for short term rentals and issue notices of violation as appropriate.

PARKS/IRRIGATION:

1. The status report prepared by Mr. Martinez was reviewed. No action was taken.
2. The 2016 irrigation recap report was reviewed. No action was taken.

OPERATIONS AND FACILITIES:

1. The status report prepared by Mr. Follweiler was reviewed. No action was taken.
2. The 2107 Independent Contractor Agreement with the YMCA of Metropolitan Denver for swimming pool services was discussed. Following discussion, upon a motion duly made by Director Roberts, seconded by Director Custer, and upon vote unanimously carried, the Agreement was approved.
3. Mr. Follweiler reported that a group representing Farmer's Markets had approached him about using the Rec Center parking lots on weekends over the summer months. He will continue to investigate details of the proposal.
4. Mr. Follweiler reported that a company called Non-Profit Community Connections requested use of the Recreation Center parking lot on the 3rd Friday of each month from May through September to promote their business. The Board determined that this limited use of the facility for commercial purposes was not appropriate, however Mr. Follweiler should encourage the company to sponsor metro district events.

FINANCIAL MATTERS

Ms. Hunsche distributed the Claims List for the period beginning November 2, 2016 through January 30, 2017 for the Board's review and ratification. Upon a motion duly made by Director Kershnik, seconded by Director Roberts, and upon vote unanimously carried, the Claims List was ratified.

Ms. Hunsche presented unaudited Draft Financial Statements/Update dated December 31, 2016. Following discussion, upon a motion duly made by Director Roberts, seconded by Director Custer, and upon vote unanimously carried, the Board approved the December 31, 2016 unaudited Draft Financial Statements, noting that minor changes would occur as year end statements were

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finalized.

LEGAL MATTERS

Ms. Bear presented Amendment No. 7 to the Amended and Restated Resolution Regarding Imposition of City Credit Fees. Following discussion, upon a motion duly made by Director Kershnik, seconded by Director Custer, and upon vote unanimously carried, Amendment No. 7 was approved.

Ms. Bear presented Amendment No. 16 to the Amended and Restated Resolution Regarding Imposition of System Development Fees. Following discussion, upon a motion duly made by Director Kershnik, seconded by Director Roberts, and upon vote unanimously carried, Amendment No. 16 was approved.

Ms. Bear presented a Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges. Following discussion, upon a motion duly made by Director Roberts, seconded by Director Kershnik, and upon vote unanimously carried, the Resolution was approved.

Ms. Alexander presented forms naming Ms. Alexander as an Alternate Member Representative to Intergovernmental Agreements for the purposes of the Colorado Special Districts Insurance Pool. Following discussion, upon a motion duly made by Director Roberts, seconded by Director Custer, and upon vote unanimously carried, the forms were approved.

CONSTRUCTION AND CAPITAL PROJECTS

A proposal from JR Engineering in the amount of \$131,063 for services related to the conversion of the 104th Avenue ponds from retention to detention facilities was reviewed and discussed by the Board. Following discussion, upon motion duly made by Director Roberts, seconded by Director Kershnik, and upon vote, unanimously carried, the proposal was approved subject to a signed Memorandum of Agreement and further limited to engineering services only with no construction management.

EXECUTIVE SESSION

No Executive Session was deemed necessary.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Roberts, seconded by Director Kershnik, and upon vote, unanimously carried, the Board adjourned the meeting at 9:00 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