

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT,
HELD ON MAY 2, 2017**

A regular meeting of the Board of Directors of the Reunion Metropolitan District was held on May 2, 2017 at the Reunion Recreation Center, 17910 East Parkside Drive North, Commerce City, Colorado 80022. The meeting was open to the public.

The following Directors were in attendance:

Jeffrey Kappes
Teresa Kershnik
Tim Roberts
Scott Custer
Martin Zemcik

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
Raul Martinez, Reunion Irrigation Manager
Ginger Sickels, Covenant Services Manager
Sam Sharp, DA Davidson & Co.
Brooke Hutchens, DA Davidson & Co.
Christine McCloud, Haynie and Company
Michael Scanlon, North Range Metropolitan District No. 1
Eric Fallik, Resident
Beth Potter, Commerce City Sentinel

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- CALL TO ORDER** The meeting was called to order at 6:35 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 Kershnik, 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** Eric Fallik asked several questions regarding funds available to the community for repainting the concession stand and replacement of common area trees, what could be done to reduce speeding on neighborhood streets, and whether concessions could be offered in the pool area. The Board responded with information regarding the budgeting process, the tree replacement program, a request to report speeding to law enforcement, and that concessions at the pool had not been brought up prior to this time.

RECORD OF PROCEEDINGS

Beth Potter from the Commerce City Sentinel addressed the Board requesting that the Sentinel be permitted to install a dispenser box offering their for-sale local publication. The Board responded that it would take the request under consideration and asked that further information be provided regarding how this might have been handled in other areas.

DEBT AND BOND MATTERS

Ms. Bear and Mr. Sharp provided an update regarding the research into the proposed issuance of Revenue Bonds, Series, 2017, indicating that it could be secured by revenue not already pledged to debt or operations from the North Range Metropolitan Districts and would offer a lower cost of borrowing and reduce the obligations of reimbursement.

CONSENT AGENDA

Upon a motion duly made by Director Kershnik, seconded by Director Custer, and upon vote unanimously carried, the Board approved the following Consent Agenda items:

1. Minutes of the February 7, 2017 Regular Meeting

STAFF REPORTS

COVENANT AND ADMINISTRATIVE SERVICES:

1. The status of delinquent accounts was reviewed. It was noted that the outstanding balance of accounts has been sharply reduced from the balance existing at this time in 2016.
2. The status reports regarding covenant enforcement and items processed through the Architectural Review Committee were reviewed. No action was taken.
3. Ms. Sickels reported that additional short term leases have either been reported or been publicly advertised. Counsel recommended that Ms. Sickels continue to follow the advertising for short term rentals and proceed with enforcement procedures per policy.

PARKS/IRRIGATION:

1. The status report prepared by Mr. Martinez was reviewed. No action was taken.
2. The 2017 irrigation recap report was reviewed. No action was taken.
3. The staff recommendations for Capital Improvements were reviewed. The Board approved the continuation of the tree replacement program, re-mulching in the park areas, improvement of multi-purpose field No. 3, and engagement of a landscape architect to evaluate current conditions, provide cost estimates and recommendations for refurbishment. The Board requested further information on the effectiveness of installing aerifiers in the irrigation ponds.

OPERATIONS AND FACILITIES:

1. The status report prepared by Mr. Follweiler was reviewed. No action was taken.
2. Mr. Follweiler reported that the group representing Farmer's Markets opted out of holding events at Reunion.
3. Mr. Follweiler also reported that the replacement boiler for the swimming pool would be installed within two weeks and be operational for opening day.

FINANCIAL MATTERS

Ms. Hunsche distributed the Claims List for the period beginning February 8, 2017 through May 1, 2017 for the Board's review and ratification. The Board reviewed the Claims List and requested that future Claims Lists include those items set up on an automatic pay schedule. Upon a motion duly made by Director Kershnik, seconded by Director Roberts, and upon vote unanimously carried, the Claims List was ratified.

Ms. McCloud presented the 2016 draft Audit, noting that a clean opinion was expected, and indicated the final version would be complete within 4 weeks. The Board determined that it would review the final Audit report at a subsequent meeting and no action was taken at this

RECORD OF PROCEEDINGS

meeting.

Ms. Hunsche reported on the progress of verifying certain costs associated with Public Infrastructure and District Eligible Costs. No action was taken by the Board.

LEGAL MATTERS

Ms. Bear presented a Resolution Concerning Approval of Contracts and Payment of Claims. After discussion, the Board requested that the Resolution be tabled and discussed at a future meeting.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Custer, seconded by Director Kershnik, and upon vote, unanimously carried, the Board adjourned the meeting at 8:00 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