

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT
HELD
AUGUST 1, 2017**

A regular meeting of the Board of Directors of the Reunion Metropolitan District was held Tuesday, August 1, 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:

Teresa Kershisnik
Scott Custer
Jeffrey Kappes
Tim Roberts

Also in attendance were:

Matt Urkoski and Sarah Hunsche; CliftonLarsonAllen LLP
Kristen Bear; Esq.; White, Bear and Ankele P.C.
Travis Book and Michael Scanlon; North Range Metropolitan
District No. 1
Steve Follweiler, Matt Darby and Raul Martinez; Reunion Metropolitan
District
Ginger Sickels; MSI, LLC
Katey Lewis; 17846 E. 19th Way
Chris Aramino; 9936 Pitkin Street

Call to Order

Director Kershisnik called the meeting to order at 6:51 p.m. The absence of Director Zemcik was noted and excused.

Declaration of
Quorum

A quorum was confirmed.

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.

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Approve Agenda
And Location of
Meeting

Mr. Urkoski noted an error in the Board summary regarding the inclusion of "Debt and Bond Matters", as well as deferring Item 8.A. After discussion, upon a motion duly made by Director Roberts, seconded by Director Custer, and upon vote unanimously carried, the Board approved the meeting location and approved the agenda as amended.

Public Comments

Chris Aramino provided concerns with the District's approved paint colors for homes. The Board asked that the appeals process be adhered to for Mr. Aramino's situation, but staff was directed to review the current policies in place for the re-painting of homes with original color schemes.

Consent Agenda

There was discussion regarding the minutes and a revision needed under Legal Item G, changing "Districts 1 - 5" to "Districts 1 - 4". After discussion, upon a motion duly made by Director Kappes, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Consent Agenda subject to the change made to the June 22, 2017 minutes.

- A. Approval of Minutes from the June 22, 2017 Special Meeting
- B. Ratify Approval of Independent Contractor Agreement for Mulch Installation with Renewable Earth Materials
- C. Ratify Approval of Temporary Grading License Agreement between Richmond American Homes Corporation and the District

Financial Matters

- A. Review, Ratify and Consider Approval of Claims

Ms. Hunsche reviewed the claims with the Board. After review, upon a motion duly made by Director Kappes, seconded by Director Custer, and upon vote unanimously carried, the Board ratified and approved the claims.

- B. Review and Consider Acceptance of June 30, 2017 Unaudited Financial Statements

Ms. Hunsche reviewed the Financial Statements with the Board, highlighting portions of the Capital Projects Fund and the reflection of updated information surrounding bond proceeds and repayments. Discussion ensued. After discussion, upon a motion duly made by Director Custer, seconded by Director Roberts, and upon vote unanimously carried, the Board accepted the June 30, 2017 Unaudited Financial Statements.

Manager Matters

- A. Parks/Irrigation Manager Report

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- i. Discuss and Consider Approval of Not-To-Exceed Authorizations for Remaining 2017 Capital Improvements

Raul Martinez reviewed the enclosed landscaping and water tracking reports with the Board.

Mr. Urkoski reviewed the enclosed Board communication regarding the not-to-exceed authorizations. Discussion surrounding community comments on re-mulching of areas ensued. Director Kappes recommended the Board consider authorizing additional expenditures in order to maximize the entirety of the capital budget.

Upon a motion duly made by Director Kappes, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the not-to-exceed authorizations as presented.

Upon a motion duly made by Director Kappes, seconded by Director Roberts, and upon vote unanimously carried, the Board authorized Director Kappes and Michael Scanlon to work with staff to determine an additional \$50,000 to expend on additional capital improvements in 2017.

- B. Operations Manager Report

Steve Follweiler reviewed the enclosed Operations Manager Report with the Board.

- C. HOA Manager's Report

Ginger Sickels reviewed the enclosed reports and Board communications with the Board.

Legal Matters

- A. Review and Consider Approval of Resolution Concerning Authorization for Approval of Contracts, Purchases and Payment of Claims

This item was deferred.

- B. Executive Session

The Board discussed the need to consider discussing items pertaining to the declaration and its specifications surrounding short term rentals. Upon a motion duly made by Director Kappes, seconded by Director Custer, the Board went into Executive Session at 7:55 p.m.

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Upon a motion duly made by Director Kershisnik, seconded by Director Kappes, the Board came out of Executive Session at 8:05 p.m.

The Board directed legal counsel and District management to clarify District provisions and policies regarding short term rental enforcement.

Other
Business

There was no other business to discuss.

Next Meeting
November 7, 2017

The Board confirmed the next meeting on November 7, 2017.

Adjournment

There being no further business to come before the Board, upon a motion duly made by Director Roberts, seconded by Director Custer, and upon vote unanimously carried, the Board adjourned the meeting at 8:10 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