

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT
HELD
MAY 7, 2019**

A regular meeting of the Board of Directors of the Reunion Metropolitan District was held Tuesday, May 7, 2019, 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:

Kelly Leid
Brett Price
Teresa Kershisnik
Tim Roberts

Also in attendance were:

Matt Urkoski, Wesley LaVanchy and Shelby Clymer; CliftonLarsonAllen
LLP
Kristen Bear, Esq.; White Bear Ankele Tanaka & Waldron P.C.
Steve Follweiler, Matt Darby and Raul Martinez; Reunion Metropolitan
District
Douglas Burns and Thomas Mueller; North Range Metropolitan District
No. 1 Board Members
Jim Bogner; MSI
Christine McLeod; Haynie & Company
Aaron Clutter; JR Engineering, LLC
Susan Noble; 10642 Olathe Street

Call to Order

Director Leid called the meeting to order at 6:30 a.m. The absence of
Director Rau was 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 After discussion, upon a motion duly made by Director Leid, seconded by Director Kershnik, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comments Susan Noble cited dissatisfaction with the responses provided by Director Leid and Mr. Urkoski concerning the questions provided at the February Board meeting. Ms. Noble discussed further requests with the Board.

Consent Agenda

- A. Review and Approve Minutes of the February 5, 2019 Regular Board
- B. Review and Consider HOA Tribunal Recommendations

After review and discussion, upon a motion duly made by Director Kershnik, seconded by Director Leid, and upon vote unanimously carried, the Board approved the Consent Agenda.

Manager Matters

- A. Parks and Irrigation Report

Mr. Martinez reviewed the enclosed report with the Board. He further briefed the Board on an issue with leaf blight on the sports fields. The Board discussed notification procedures for chemical applications on plants within the District.

- B. Operations Manager's Report

Mr. Follweiler reviewed his report with the Board.

- 1. Ratify Approval of Agreement with Hometown Fence for the pool fence project in the amount of \$13,974

Upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board ratified approval of the Agreement with Hometown Fence for the pool fence project in the amount of \$13,974.

- C. HOA Manager's Report

Mr. Bogner introduced himself to the Board and reviewed the enclosed report. Director Kershnik requested additional context on late landscaping violations. Mr. Bogner noted that this report's number is low in that category due to an ongoing quality review of all outstanding violations.

- D. Ratify Approval of Change Order No. 1 between JBS Pipeline Contractors and Reunion Metropolitan District regarding Village 7B and 7E for removal of buried debris in the amount of \$8,513.64

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Mr. Clutter reviewed the enclosed Change Order with the Board. Director Kershisnik requested a map be provided with all future change order requests. After discussion, upon a motion duly made by Director Kershisnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved Change Order No. 1 between JBS Pipeline Contractors and Reunion Metropolitan District regarding Village 7B and 7E for removal of buried debris in the amount of \$8,513.64.

- E. Review and Consider Approval of Change Order No. 2 regarding Village 7B and 7E between JBS Pipeline Contractors and Reunion Metropolitan District for Bit Set Plans, Removal of Drainage Channel and Waterline Crossing in the amount of \$48,799.80

Mr. Clutter reviewed the Change Order with the Board. After review, upon a motion duly made by Director Kershisnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved Change Order No. 2 regarding Village 7B and 7E between JBS Pipeline Contractors and Reunion Metropolitan District for bit set plans, removal for draining channel and waterline crossing in the amount of \$48,799.80.

- F. Review and Consider Approval of Employee Handbook Updates

After review, upon a motion duly made by Director Kershisnik, seconded by Director Price, and upon vote unanimously carried, the Board approved the Employee Handbook updates.

- G. Update on District Website

Director Leid presented the updated Reunion Metropolitan District website to the Board. Mr. Urkoski noted that there have been issues getting the redirect of reunionmetro.org to function properly, and that information will be uploaded to both websites until everything is up and running correctly.

Legal Matters

- A. Ratify Approval of settlement agreement for conditional approval of roof between James R. Benson, Jr. and Reunion Metropolitan District

Ms. Bear briefed the Board on the results and contents of the agreement. After discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the settlement agreement for conditional approval of roof between James R. Benson, Jr. and Reunion Metropolitan District.

- B. Review and Consider Termination of Amended and Restated Facilities Acquisition Agreement between Reunion Metropolitan District and Shea Homes Limited Partnership

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Ms. Bear briefed the Board on the purpose of termination of the agreement. After discussion, upon a motion duly made by Director Price, seconded by Director Leid, and upon vote unanimously carried, the Board approved the Termination of Amended and Restated Facilities Acquisition Agreement between Reunion Metropolitan District and Shea Homes Limited Partnership.

- C. Review and Consider Approval of the Ninth Addendum to Funding and Reimbursement between Reunion and Clayton Properties Group II in relation to funding for the final design for Phase I Infrastructure to Service the Reunion Sports Complex and STEAD School

Mr. Clutter discussed the purpose of the Addendum with the Board, reviewing the initial infrastructure map of Phase I of the Reunion Center. Ms. Bear further reviewed specifics of the agreement. After discussion, upon a motion duly made by Director Leid, seconded by Director Kershisnik, and upon vote unanimously carried, the Board approved the Ninth Addendum to Funding and Reimbursement between Reunion and Clayton Properties Group II in relation to funding for the final design for Phase I Infrastructure to Service the Reunion Sports Complex and STEAD School.

Engineer Matters

- A. Review and Consider approval of Independent Contractor Agreement of JR Engineering, LLC for Final Design for Phase I Infrastructure to Service the Reunion Sports Complex and STEAD School

Mr. Clutter and Ms. Bear reviewed the Agreement with the Board. After review, upon a motion duly made by Director Kershisnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Independent Contractor Agreement of JR Engineering, LLC for Final Design for Phase I Infrastructure to Service the Reunion Sports Complex and STEAD School.

Financial Matters

- A. Review, Ratify and Consider Approval of Claims

Ms. Clymer reviewed the claims with the Board. Upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the claims as presented.

- B. Review and Consider Acceptance of the March 31, 2019 Unaudited Draft Financial Statements

Ms. Clymer reviewed the unaudited March 31, 2019 Financials Statements with the Board. Discussion ensued regarding the timing of the intergovernmental transfer and other timing nuances. After discussion, upon a motion duly made by Director Kershisnik, seconded by Director Leid, and upon vote unanimously carried, the

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Board accepted the March 31, 2019 Unaudited Draft Financial Statements.

C. Review and Consider Approval of 2018 Draft Audit

Ms. McLeod provided a handout and briefed the Board on the highlights of the draft 2018 Audit. After review and discussion, upon a motion duly made by Director Lied, seconded by Director Price, and upon vote unanimously carried, the Board accepted the 2018 draft Audit subject to the final comments from the auditor.

Other Business

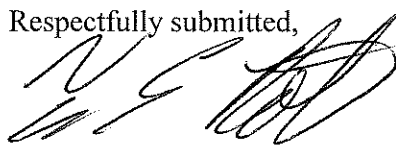
The Board discussed changing the regular meeting time from 6:30 p.m. to 6:00 p.m. After discussion, upon a motion duly made by Director Price, seconded by Director Kershisnik, and upon vote unanimously carried, the Board approved changing the time of the regular meetings to 6:00 p.m.

Adjournment

There being no further business to come before the Board, Director Leid adjourned the meeting at 7:39 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