

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT
HELD
AUGUST 22, 2019**

A special meeting of the Board of Directors of the Reunion Metropolitan District was held Thursday, August 22, 2019, at 5:30 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
Bruce Rau
Tim Roberts

Also in attendance were:

Matt Urkoski and Shelby Clymer; CliftonLarsonAllen LLP
Kristen Bear, Esq.; White Bear Ankele Tanaka & Waldron P.C.
Steve Follweiler and Raul Martinez; Reunion Metropolitan District
Douglas Burns and Thomas Mueller; North Range Metropolitan District
No. 1 Board Members
Aaron Clutter; JR Engineering, LLC
Susan and Phil Noble; 10642 Olathe Street
Richard and Dottie Najera; 9994 Telluride Street
Ronna Sanchez; 10680 Waco Street
Scott Davis; 10144 Telluride Way
Justin Heid; 17062 Parkside Drive south
Susan Good; 17938 E. 105th Avenue, Unit D
Eric Fallik; 10677 Salida Street
Tanya Opp; 17141 E. 10th Place
Alberteen Jones; 17908 E. 108th Place

Call to Order

Director Leid called the meeting to order at 5:30 p.m. The absence of Directors Kershisnik and Price were 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

RECORD OF PROCEEDINGS

Board noted that there are no additional conflicts to those filed with the Secretary of State pursuant to statute.

Approve Agenda

After discussion, upon a motion duly made by Director Rau, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comments

Mr. Fallik commented on the state of landscaping in the District.

Ms. Sanchez requested additional information on the relationship between the HOA, the Metro District and the City of Commerce City.

Mr. Noble cited concerns with covenant enforcement regarding a property in his neighborhood.

Ms. Opp cited concerns with covenant enforcement concerning a property in her neighborhood. Mr. Opp cited concerns with MSI's role as the covenant enforcement provider.

Ms. Noble cited concerns with the state of landscaping in the District. Ms. Noble also cited concerns with Director elections protocol.

Ms. Good cited concerns with the use of artificial turf in landscaping throughout the District.

Mr. and Ms. Najera cited concerns with the property taxation rate in the District. Ms. Najera further cited concerns with property maintenance on various properties. Mr. Najera cited concerns with the dead trees on Southlawn.

Mr. Davis cited concerns with the Southlawn Park and the broken slide. Mr. Davis cited concerns with dead trees and his interaction with MSI.

Mr. Heid commented on the missing "O" in the entryway sign.

Consent Agenda

- A. Review and Approve Minutes of the May 5, 2019 Regular Board Meeting and July 2, 2019 Special Meeting
- B. Review and Consider HOA Tribunal Recommendations

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

RECORD OF PROCEEDINGS

Manager Matters

A. Parks and Irrigation Report

Mr. Martinez reviewed the enclosed report with the Board.

1. Review and Consider Approval of Parkside Drive North Enhancement Proposal

Mr. Martinez briefed the Board on the EDI proposal. After discussion, upon a motion duly made by Director Leid, seconded by Director Rau, and upon vote unanimously carried, the Board approved the proposal subject to final legal review.

B. Operations Manager's Report

Mr. Follweiler reviewed his report with the Board.

C. HOA Manager's Report

No discussion.

D. Update on District Website

Mr. Urkoski reported that the new website and redirect are complete and in use for District communications and information.

Legal Matters

A. Review and Consider Approval of License for Landscape Maintenance with Buffalo Run Mesa Homeowners Association

Ms. Bear reviewed the enclosed license with the Board. After discussion, upon a motion duly made by Director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the License for Landscape Maintenance with Buffalo Run Mesa Homeowners Association.

Engineer Matters

A. Review and Discuss 100th Avenue Requisition

Mr. Clutter described the enclosed project with the Board, further requesting direction from the Board on how to proceed acquiring the land required for construction of the public improvements. Director Leid will reengage the City on this topic. No action was taken.

RECORD OF PROCEEDINGS

B. Other

None.

Financial Matters

A. Review, Ratify and Consider Approval of Claims

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

B. Review and Consider Acceptance of the June 30, 2019 Unaudited Draft Financial Statements

Ms. Clymer reviewed the unaudited June 30, 2019 Financials Statements with the Board. After discussion, upon a motion duly made by Director Rau, seconded by Director Leid, and upon vote unanimously carried, the Board accepted the June 30, 2019 Unaudited Draft Financial Statements.

Other Business

None.

Adjournment

There being no further business to come before the Board, Director Leid adjourned the meeting at 6:43 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