

RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING/BUDGET HEARING  
OF THE BOARD OF DIRECTORS OF THE  
NORTH RANGE METROPOLITAN DISTRICT NO. 1  
NORTH RANGE METROPOLITAN DISTRICT NO. 1, SUBDISTRICT NO. 1  
NORTH RANGE METROPOLITAN DISTRICT NO. 1, SUBDISTRICT NO. 2  
HELD  
NOVEMBER 5, 2019**

A regular meeting/budget hearing of the Board of Directors of the North Range Metropolitan District No.1, North Range Metropolitan District No. 1, Subdistrict No.1 and North Range Metropolitan District No. 1, Subdistrict No. 2 was held Tuesday, November 5, 2019, at 6:00 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:

Tim Roberts  
Teresa Kershisnik  
Thomas Mueller  
Jeffrey Kappes  
Douglas Burns

Also in attendance were:

Matthew Urkoski, Anna Jones, Kathy Suazo 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  
Aaron Clutter; JR Engineering  
Kelly Leid; Reunion Metropolitan District  
Brett Price; Reunion Metropolitan District

Call to Order Director Kershisnik called the meeting to order at 7:30 p.m.

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 Burns, seconded by Director Kershnik, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comments None.

### CONSENT AGENDA

- A. Review and Approve Minutes of the August 22, 2019 Special Meeting and October 24, 2019 Special meeting/Budget Workshop

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

### 6. Manager Matters

- A. Discuss 2020 Regular Meeting Dates [February 4, May 5, August 4 and November 3, 2019]

The Board discussed the proposed 2020 meeting dates.

- B. Consider Adoption of 2020 Annual Administrative Resolution

Ms. Bear reviewed the Resolution with the Board. After discussion, upon a motion duly made by Director Roberts, seconded by Director Burns, and upon vote unanimously carried, the Board adopted the 2020 Annual Administrative Resolution, subject to necessary revisions in item number twelve concerning directors compensation.

- C. Consider Adoption of Resolution Concerning Online Notice of Regular and Special Meetings

Ms. Bear reviewed the Resolution with the Board. After discussion, upon a motion duly made by Director Roberts, seconded by Director Burns, and upon vote unanimously carried, the Board adopted the Resolution Concerning Online Notice of Regular and special Meetings.

- D. Consider Adoption of Resolution Calling May 2020 Director's Election

Ms. Bear reviewed the Resolution with the Board. After discussion, upon a motion duly made by Director Burns, seconded by Director Roberts, and upon vote unanimously carried, the Board adopted the Resolution Calling May 2020 Director's Election.

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E. Consider Approval of Property and Liability Schedule and Limits

Upon a motion duly made by Director Roberts, seconded by Director Kershnik, and upon vote unanimously carried, the Board approved the property and liability schedule and limits subject to final review by Director Kershnik and Ms. Bear.

F. Consider Approval of 2020 Extension to Management Agreement among Reunion Metropolitan District, North Range Metropolitan District No. 1 and Reunion Homeowners Association

Ms. Bear reviewed the Agreement with the Board. After discussion, upon a motion duly made by Director Burns, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the 2020 Extension to Management Agreement among Reunion Metropolitan District, North Range Metropolitan District No. 1 and Reunion Homeowners Association.

G. Ratify 2018 Annual Report

Upon a motion duly made by Director Burns, seconded by Director Roberts, and upon vote unanimously carried, the Board ratified approval of the 2018 Annual Report.

### Legal Matters

A. Other

None.

### Financial Matters

A. Review and Consider Acceptance of the September 30, 2019 Unaudited Draft Financial Statements

Ms. Clymer reviewed Financial Statements with the Board. After review and discussion, upon a motion duly made by Director Roberts, seconded by Director Burns, and upon vote unanimously carried, the Board accepted the September 30, 2019 Unaudited Financial Statements.

B. 2020 Budget Hearing

1. Consider Adoption of 2020 Budget Resolution for North Range Metropolitan District No. 1
2. Consider Adoption of 2020 Budget Resolution for North Range Metropolitan District No. 1, Subdistrict No. 1
3. Consider Adoption of 2020 Budget Resolution for North Range Metropolitan District No. 1, Subdistrict No. 2

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Upon a motion duly made by Director Kershisnik, seconded by Director Roberts, the Board opened the public hearing at 7:37 p.m. Upon a motion duly made by Director Kershisnik, seconded by Director Roberts, the Board closed the public hearing at 7:47 p.m.

After review and discussion, upon a motion duly made by Director Burns, seconded the Director Roberts, and upon vote unanimously carried, the Board approved the 2020 budget and adopted the 2020 Budget Resolution for North Range Metropolitan District No. 1.

After review and discussion, upon a motion duly made by Director Burns, seconded the Director Roberts, and upon vote unanimously carried, the Board approved the 2020 budget and adopted the 2020 Budget Resolution for North Range Metropolitan District No. 1, Subdistrict No. 1.

After review and discussion, upon a motion duly made by Director Burns, seconded the Director Roberts, and upon vote unanimously carried, the Board approved the 2020 budget and adopted the 2020 Budget Resolution for North Range Metropolitan District No. 1, Subdistrict No. 2.

### D. Consider Approval of Auditor Proposal for 2019 Audit

Ms. Clymer reviewed the Proposal with the Board. After discussion, upon a motion duly made by Director Burns, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Auditor Proposal for 2019 Audit.

### Other Business


None.

### Adjournment

There being no further business to come before the Board, the meeting adjourned at 7:49 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