

RECORD OF PROCEEDINGS

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**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
REUNION METROPOLITAN DISTRICT  
HELD  
AUGUST 4, 2020**

A special meeting of the Board of Directors of the Reunion Metropolitan District was held Tuesday, August 4, 2020, at 6:00 p.m. Due to current circumstances related to COVID-19, this meeting was held electronically via ZOOM. The meeting was open to the public.

In attendance were Directors:

Kelly Leid  
Brett Price  
Tim Roberts

Also in attendance were:

Matthew Urkoski, Anna Jones and Shelby Clymer; CliftonLarsonAllen LLP  
Kristen Bear, Esq.; White Bear Ankele Tanaka & Waldron P.C.  
Steve Follweiler and Raul Martinez; Reunion Metropolitan District  
Aaron Clutter; JR Engineering  
Jim Bogner; MSI  
Roger Japp, Anna Phillips, Susan Good, Thomas Mueller and Doug Burns; North Range MD No. 1, North Range Metropolitan District No. 1, Subdistrict No. 1 and North Range Metropolitan District No. 1, Subdistrict No. 2 Board Members  
Brandon Reed, AJ Heiser and Tiffanie Graham; North Range MD No. 2 and North Range Metropolitan District No. 2, Subdistrict No. 1 Board Members  
Ronna Sanchez; resident  
Georgeann Becker; resident

Call to Order

Director Leid called the meeting to order at 6:00 p.m.

Declaration of  
Quorum

A quorum was confirmed. The absences of Director Rau and Director Kershisnik were excused.

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

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

Public Comments North Range Metropolitan District No. 1 resident Georgeann Becker introduced herself as a resident.

CONSENT AGENDA

A. Review and Approve Minutes of the June 10, 2020 Special Board Meeting

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

6. Manager Matters

A. Parks/Irrigation Manager's Report

Raul Martinez reviewed the Parks/Irrigation Manager's Report with the Board that was included in the meeting packet.

B. Review and Consider Approval of Proposal for Pump Station Upgrade with Watertronics in the amount of \$48,198

Mr. Martinez reviewed the Proposal with the Board. After discussion, upon a motion duly made by Director Roberts, seconded by Director Price, and upon vote unanimously carried, the Board approved the Proposal for the sump station upgrade with Watertronics in the amount of \$48,198.

C. Review and Consider Approval of Lease for Construction Purposes between the District and Metro Wastewater Reclamation District

Mr. Urkoski reviewed the Lease with the Board. After discussion, upon a motion duly made by Director Roberts, seconded by Director Price, and upon vote unanimously carried, the Board approved the lease for construction purposes between the District and Metro Wastewater Reclamation District.

D. Operations Manager's Report

Mr. Follweiler reviewed the Operations Manager's Report with the Board. Thomas Mueller asked about the 2021 programming and the court near the Southlawn pool. Mr. Follweiler and Director Leid responded, noting no decisions have been made to-date, but lessons from this season are being taken into consideration as staff plans for 2021.

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1. COVID-19 Update – No discussion.

E. HOA Manager’s Report

Jim Bogner reviewed the enclosed report with the Board.

F. Community Relations and District Website Update

1. Community Advisory Committee Start-Up

2. Discuss Resident Suggestions Submittal

Director Leid reported on the community involvement, noting a committee structure is being contemplated and more information will be forthcoming.

E. Discuss Transfer of Southlawn Pool to Reunion Metropolitan District

Mr. Urkoski updated the Board noting that the process is underway.

7. Legal Matters

A. Review and Consider Approval of Social Media Policy

Ms. Bear reviewed the Social Media Policy with the Board. Brandon Reed asked for a more clearly outlined definition of social media. After discussion, upon a motion duly made by Director Leid, seconded by Director Roberts, and upon vote unanimously carried, the Board deferred this matter for further consideration and clarification at the next Board meeting.

B. Review and Consider Approval of Sixteenth Addendum to the Funding and Reimbursement Agreement between the District and Clayton Properties Group II

Ms. Bear reviewed the Sixteenth Addendum with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Sixteenth Addendum to the Funding and Reimbursement Agreement between the District and Clayton Properties Group II pending further research of sources for funding.

8. Engineer Matters

A. Review and Consider Award of Contract to install irrigation and landscape improvements for 112<sup>th</sup> Avenue between Chambers Road and Parkside Drive North

Mr. Clutter reviewed the Award of Contract with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Award of Contract to Brightview to install irrigation and landscape improvements for 112<sup>th</sup> Avenue between Chambers Road and Parkside Drive North.

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- B. Review and Consider Award of Contract between the District and Brightview for Filing No. 26A Landscaping

Mr. Clutter reviewed the Award of Contract 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 Award of Contract between the District and Brightview for Filing No. 26A Landscaping.

- C. Review and Consider Award of Contract between the District and JR Engineering for Construction Management related to the installation of the Filing No. 26A Landscaping

Mr. Clutter reviewed the Award of Contract with the Board. After discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the Award of Contract between the District and JR Engineering for Construction Management related to the installation of the Filing No. 26A Landscaping.

- D. Review and Consider Award of Contract between the District and Brightview for Filing No. 37 Landscaping

Mr. Clutter reviewed the Award of Contract with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Award of Contract between the District and Brightview for Filing No. 37 Landscaping.

- E. Review and Consider Award of Contract between the District and JR Engineering for Construction Management related to the installation of the Filing No. 37 Landscaping

Mr. Clutter reviewed the Award of Contract with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Award of Contract between the District and JR Engineering for Construction Management related to the installation of the Filing No. 37 Landscaping.

- F. Review and Consider Award of Contract between the District and Western States Reclamation for the construction of Walden Street/104<sup>th</sup> Avenue Intersection/Signal

Mr. Clutter reviewed the Award of Contract with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Award of Contract between the District and Western States Reclamation for the construction of Walden Street/104<sup>th</sup> Avenue Intersection/Signal.

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- G. Review and Consider Award of Contract between the District and JR Engineering for Construction Management related to the construction of Walden Street/104<sup>th</sup> Avenue Intersection/Signal

Mr. Clutter reviewed the Award of Contract with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Award of Contract between the District and JR Engineering for Construction Management related to the construction of Walden Street/104<sup>th</sup> Avenue Intersection/Signal.

- H. Review and Consider Approval of Contract between the District and JR Engineering for the Design of District Infrastructure to Service Development located at the southeast corner of Chambers Road and 112<sup>th</sup> Avenue (Parcel 7A)

Mr. Clutter reviewed the Contract with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Contract between the District and JR Engineering for the Design of District Infrastructure to Service Development located at the southeast corner of Chambers Road and 112<sup>th</sup> Avenue (Parcel 7A).

- I. Review and Consider Approval of Contract between the District and JR Engineering for the Design of District Infrastructure to Service Phase 2 Development of Reunion Ridge Filing No. 2

Mr. Clutter reviewed the Contract with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Contract between the District and JR Engineering for the Design of District Infrastructure to Service Phase 2 Development of Reunion Ridge Filing No. 2.

- J. Review and Consider Approval of Contract between the District and JR Engineering for Design of Chambers Road, Servicing Reunion Village 8 and Parcel 7A

Mr. Clutter reviewed the Contract with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Contract between the District and JR Engineering for Design of Chambers Road, Servicing Reunion Village 8 and Parcel 7A.

- K. Review and Consider Approval of Contract between the District and Brightview for 112<sup>th</sup> Avenue Regional Detention Pond Maintenance

Mr. Clutter reviewed the Contract with the Board. After discussion, upon a motion duly made by Director Roberts, seconded by Director Price, and upon note unanimously carried, the Board approved the Contract between the District and Brightview for 112<sup>th</sup> Avenue Regional Detention Pond Maintenance.

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- L. Review and Consider Change Order No. 3 to Agreement with HEI Civil for 112<sup>th</sup> Avenue Phase 1 Improvements

Mr. Clutter reviewed Change Order No. 3 with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved Chang Order No. 3 to Agreement with HEI Civil for 112<sup>th</sup> Avenue Phase 1 Improvements.

- M. Review and Consider Conveyance of Property and Drainage Easement to the City of Commerce City for 100<sup>th</sup> Avenue Right-of-way

Mr. Clutter reviewed the Conveyance of Property with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Conveyance of Property and Drainage Easement to the City of Commerce City for 100<sup>th</sup> Avenue Right-of-way.

9. Financial Matters

- A. Review, Ratify and Consider Approval of Claims

Ms. Clymer reviewed the claims with the Board. After review and discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved and/or ratified approval of the claims in the amount of \$5,686,423.99.

- B. Review and Consider Acceptance of the June 30, 2020 Unaudited Draft Financial Statements

Ms. Clymer reviewed the Unaudited Financial Statements with the Board. After discussion, upon a motion duly made by Director Roberts, seconded by Director Price, and upon vote unanimously carried, the Board accepted the June 30, 2020 Unaudited Draft Financial Statements.

- C. Discussion Regarding Recreation Center Fees

Mr. Clymer reviewed the fees and suggested providing a credit to the fee-paying homeowners. Discussion ensued regarding various options/uses of unused recreation fee money, including purchasing additional recreation center equipment or refunding the homeowners.

After discussion, upon a motion duly made by Director Roberts, seconded by Director Price, and upon vote unanimously carried, the Board determined to table this matter pending further research regarding the use of the fees.

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10. Other Business

Director Leid discussed the Little Libraries coming in the next several weeks. He also noted that the mailboxes are being repaired. Director Leid also reported that he hoped to resume Coffee with Kelly.

11. Adjournment

There being no further business to come before the Board, the meeting adjourned at 8:15 p.m.

The foregoing record constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

DocuSigned by:

*Tim Roberts*

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Secretary for the Meeting

## Certificate Of Completion

Envelope Id: 4B7A2840807C41C88E4A6CC9313CF67A	Status: Completed
Subject: Please DocuSign: 5.A.1. 8-4-20 Minutes.pdf	
Client Name: Reunion MD	
Client Number: 011-042159-OS01-2020	
Source Envelope:	
Document Pages: 7	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Kathy Suazo
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
	Kathy.Suazo@claconnect.com
	IP Address: 67.137.57.251

## Record Tracking

Status: Original	Holder: Kathy Suazo	Location: DocuSign
12/2/2020 1:29:17 PM	Kathy.Suazo@claconnect.com	

## Signer Events

Tim Roberts  
 tim.roberts@sheahomes.com  
 President  
 Security Level: Email, Account Authentication (None)

## Signature



Signature Adoption: Pre-selected Style  
 Using IP Address: 72.42.74.209

## Timestamp

Sent: 12/2/2020 1:31:22 PM  
 Viewed: 12/2/2020 3:57:19 PM  
 Signed: 12/2/2020 3:57:59 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 12/2/2020 3:57:19 PM  
 ID: 7174d820-80b9-4589-a24c-00218faad8d9

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/2/2020 1:31:22 PM
Certified Delivered	Security Checked	12/2/2020 3:57:19 PM
Signing Complete	Security Checked	12/2/2020 3:57:59 PM
Completed	Security Checked	12/2/2020 3:57:59 PM

Payment Events	Status	Timestamps
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