

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT
HELD
FEBRUARY 2, 2021**

A special meeting of the Board of Directors of the Reunion Metropolitan District was held Tuesday, February 2, 2021 at 6:00 p.m. Due to current circumstances related to COVID-19, this meeting was held electronically via Microsoft Teams. The meeting was open to the public.

In attendance were Directors:

Kelly Leid
Brett Price
Terri Kershisnik
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.
Aaron Clutter; JR Engineering
Jim Bogner; MSI
Steve Follweiler and Raul Martinez; Reunion Metropolitan District
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 and Tiffanie Graham; North Range MD No. 2 and North Range Metropolitan District No. 2, Subdistrict No. 1 Board Members

Call to Order

Director Leid called the meeting to order at 6:01 p.m.

Declaration of
Quorum

A quorum was confirmed. The absence of Director Rau was 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 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 Upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comments None.

CONSENT AGENDA

A. Review and Approve Minutes of the November 19, 2020 and January 14, 2021 Special Board Meetings

B. Review and consider HOA Tribunal Recommendations

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

6. 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 \$9,347,695.10.

B. Review and Consider Acceptance of the December 31, 2020 Unaudited Financial Statements

Ms. Clymer reviewed the Unaudited Financial Statements with the Board. After discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board accepted the December 31, 2020 Unaudited Financial Statements.

7. Manager Matters

A. Parks/Irrigation Manager's Report

Mr. Martinez reviewed the Parks/Irrigation Manager's Report. Discussion ensued regarding the winter watering due to the dry year. The Board also discussed obtaining bids for additional trees in a not-to- exceed amount of \$60,000.

After discussion, upon a motion duly made by Director Kershisnik, seconded by Director Price, and upon vote unanimously carried, the Board approved obtaining bids and authorized Director Lied, Mr. Urkoski and Mr. Martinez to select and engage a contractor. The vendor selection and engagement will be presented at the next Board meeting for ratification.

B. Operations Manager's Report

1. COVID-19 Update

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Mr. Follweiler reviewed the Operations Manager's Report, noting the impact on the recreation center operations and capacity usage.

2. Review and Consider Approval of Independent Contractor Agreement (Reunion Recreation Center Pool Maintenance – 2021) between Reunion Metropolitan District and YMCA of Metropolitan Denver in the amount of \$85,200.00

Discussion ensued regarding certain provisions in the contact. The Board deferred action until the contract provisions are resolved.

3. Review and Consider Approval of Independent Contractor Agreement (Southlawn Pool Maintenance – 2021) between Reunion Metropolitan District and YMCA of Metropolitan Denver in the amount of \$85,200.00

Discussion ensued regarding certain provisions in the contact. The Board deferred action until the contract provisions are resolved.

C. HOA Manager's Report

Mr. Bogner reviewed his report with the Board, which was included in the meeting packet.

D. Community Relations and District Website Update

Mr. Urkoski updated the Board on the community relations, noting that the website is being heavily used and it includes all pertinent district information.

E. Update on Southlawn pool are projects and timeline

Mr. Urkoski updated the Board noting there were no bids received for the work for the pool guard shack and check-in desk. Mr. Urkoski suggested a committee of two Board members to assist in moving the pool project forward, and suggested Director Leid and Director Price, with a not-to-exceed amount of \$55,000.00 to complete the work. Ms. Bear agreed with this approach. Mr. Leid further invited any interested North Range 1 and 2 Metro District board members to join in the review and selection process. After discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the committee of Director Price and Director Leid to review and engage the work in a not to exceed amount of \$55,000.00.

Mr. Urkoski indicated the sports court project will not be ready to start until mid-May, and staff will bring back proposal responses to the May Board meeting for approval, once bids have been received.

F. Review and consider approval of First Amendment to Independent Contractor Agreement for Management Services with MSI, LLC

Following discussion, upon a motion duly made by Director Leid, seconded by Director Price, and upon vote unanimously carried, the Board approved the First

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Amendment to the Independent Contractor Agreement for Management Services with MSI, LLC.

- G. Discuss and consider approval of updated fencing design standards

Following discussion, the Board determined to address the following fence issues; 1) maximum height guideline updates, and 2) determining whether additional fence structures are permissible. Director Leid, Mr. Urkoski and Mr. Bogner will regroup to determine defined parameters to bring back to the Board.

8. Legal Matters

- A. Review and consider ratification of Independent Contractor Agreement with Schedio Group, LLC

Ms. Bear reviewed the Agreement with the Board. Director Kershnik noted that the rate sheet was not included. Ms. Bear will obtain and circulate with the Board. Following discussion, upon a motion duly made by Director Leid, seconded by Director Kershnik, and upon vote unanimously carried, the Board approved the Independent Contractor Agreement with Schedio Group, LLC subject to the District Engineer's review of the fee schedule.

- B. Review and consider approval of Resolution Adopting a Social Media Policy

Ms. Bear reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Kershnik, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the Resolution Adopting a Social Media Policy.

9. Engineer Matters

- A. Review and Consider Ratification of Change Order No. 02 to Agreement between Reunion Metropolitan District and ESCO Construction for Reunion Ridge Filing No. 1 Improvements in the amount of \$1,025,630.33

Mr. Clutter reviewed the Change Order with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Roberts, and upon vote unanimously carried, the Board ratified approval of Change Order No. 02 to Agreement between Reunion Metropolitan District and ESCO Construction for Reunion Ridge Filing No. 1 Improvements in the amount of \$1,025,630.33 subject to the exclusion of FCN 12A and FCN 16A.

- B. Review and Consider Ratification of Change Order No. 01 to Agreement between Reunion Metropolitan District and ESCO Construction for E. 100th Avenue Improvements in the amount of \$39,661.62

Mr. Clutter reviewed the Change Order with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Leid, and upon vote unanimously

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carried, the Board ratified approval of Change Order No. 01 to Agreement between Reunion Metropolitan District and ESCO Construction for E. 100th Avenue Improvements in the amount of \$39,661.62.

- C. Review and Consider Ratification of Change Order No. 01 to Agreement between Reunion Metropolitan District and ESCO Construction for Mobile Street Improvements (V7) in the deductive amount of -\$4,255.60

Mr. Clutter reviewed the Change Order with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Leid, and upon vote unanimously carried, the Board ratified approval of Change Order No. 01 to Agreement between Reunion Metropolitan District and ESCO Construction for Mobile Street Improvements (V7) in the deductive amount of -\$4,255.60.

- D. Review and Consider Approval of Change Order No. 05 for Reunion 112th Avenue Phase 1 Improvements between Reunion Metropolitan District and Hudick Excavating Inc. dba HEI Civil in the amount of \$16,545.30

Mr. Clutter reviewed the Change Order with the Board. After discussion, upon a motion duly made by Director Price, seconded by Director Kershisnik, and upon vote unanimously carried, the Board approved Change Order No. 05 for Reunion 112th Avenue Phase 1 Improvements between Reunion Metropolitan District and Hudick Excavating Inc. dba HEI Civil in the amount of \$16,545.30.

- E. Review and Consider approval of Change Order No. 01 for Filing 26A Landscape Improvement Project between Reunion Metropolitan District and Brightview Landscape Development, Inc. in the amount of \$10,129.40

Mr. Mr. Clutter reviewed the Change Order 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 Change Order No. 01 for Filing 26A Landscape Improvement Project between Reunion Metropolitan District and Brightview Landscape Development, Inc. in the amount of \$10,129.40.

- F. Review and Consider approval of proposal for Village 1 STEAD School Light Relocation (TBD Walden Street) between Reunion Metropolitan District and United Power in the amount of \$12,603.93

No action taken.

10. Other Business

There was no other business.


11. Adjournment

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There being no further business to come before the Board, Director Leid adjourned the meeting at 7:45 p.m.

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

Respectfully submitted,

DocuSigned by:

1E26899D1599464...
Secretary for the Meeting

Certificate Of Completion

Envelope Id: FD6DEEEEDD1B48FD83EFE0EA98B65A99	Status: Completed
Subject: Please DocuSign: 2.A. 2-2-21 Minutes (Final).pdf	
Client Name: Reunion MD	
Client Number: 011-042159-OS01-2021	
Source Envelope:	
Document Pages: 6	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld 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

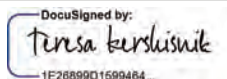
Record Tracking

Status: Original	Holder: Kathy Suazo	Location: DocuSign
5/6/2021 3:06:55 PM	Kathy.Suazo@claconnect.com	

Signer Events

Teresa Kershnik
 terri.kershnik@sheahomes.com
 Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Pre-selected Style
 Using IP Address: 73.243.43.209
 Signed using mobile

Timestamp

Sent: 5/6/2021 3:08:08 PM
 Viewed: 5/7/2021 9:26:44 AM
 Signed: 5/7/2021 9:26:52 AM

Electronic Record and Signature Disclosure:
 Accepted: 5/7/2021 9:26:44 AM
 ID: 5e278e68-19a3-4175-b5a0-502af617845a

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	5/6/2021 3:08:08 PM
Certified Delivered	Security Checked	5/7/2021 9:26:44 AM
Signing Complete	Security Checked	5/7/2021 9:26:52 AM
Completed	Security Checked	5/7/2021 9:26:52 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

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