

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING/BUDGET HEARING OF
THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
NOVEMBER 9, 2021

A special meeting/budget hearing of the Board of Directors of the Reunion Metropolitan District (referred to hereafter as the “Board”) was convened on November 9, 2021 at 6:00 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Kelly Leid, President
Brett Price, Vice-President
Teresa Kershisnik, Assistant Secretary

The absence of Directors Roberts and Rau were excused.

Also, In Attendance Were:

Kristen Bear ; White Bear Ankele Tanaka & Waldron
Matt Urkoski, Rebecca Mannie, Michael Jensen and Shelby Clymer;
CliftonLarsonAllen LLP (“CLA”)
Steve Follweiler and Raul Martinez; Reunion Metropolitan District
Aaron Clutter; JR Engineering
Jim Bogner; MSI
Douglas Burns, Anna Phillips and Susan Good; North Range MD No. 1; North Range MD No. 1, Subdistrict No. 1; North Range MD No. 1, Subdistrict No. 2
Aaron Heiser and Brandon Reed; North Range MD No. 2; North Range MD No. 2, Subdistrict No.1

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Director Leid called the meeting to order at 6:04 p.m. Upon a motion duly made by Director Leid, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved the agenda as presented.

Disclosures of potential conflicts of interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Bear that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed

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at the meeting

Quorum/Confirmation of Meeting Location/Posting of Notice: A quorum was confirmed. The absence of Directors Roberts and Rau were excused.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, the Board determined that due to concerns regarding the spread of COVID-19 and the benefit to the control of the spread of the virus by limiting in-person contact, this meeting was conducted via Microsoft Teams and encouraged public participation via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Public Comment: None.

Minutes of August 3, 2021 and October 26, 2021 Special Meetings:

Following discussion, upon a motion duly made by Director Leid, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved the minutes of the August 3, 2021 and October 26, 2021 Special Meetings.

CONSENT AGENDA

2022 Insurance Renewal

2022 Annual Administrative Resolution:

Resolution Calling May 3, 2022 Election:

Resolution Designating Location of Regular Meetings:

2020 Annual Report:

HOA Tribunal Recommendations:

Following discussion, upon a motion duly made by Director Leid, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved the Consent Agenda subject to final review of the 2022 insurance renewal.

**FINANCIAL
MATTERS**

Approval of Claims: Ms. Clymer reviewed the payment of claims in the amount of \$5,003,649.79 for ratification and/or approval. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved and/or ratified approval of claims in the amount of \$5,003,649.79.

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Unaudited Financial Statements: Ms. Clymer reviewed the unaudited financial statements for the period ending September 30, 2021 with the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Leid and, upon vote, unanimously carried, the Board accepted the unaudited financial statements.

Public Hearing on Amendment to 2021 Budget: The Board opened the public hearing at 6:32 p.m. to consider an amendment to the 2021 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed at 6:33 p.m.

Ms. Clymer reviewed the 2021 Budget Amendment with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved the Amendment to the 2021 Budget and adopted the Resolution to Amend the 2021 Budget.

Public Hearing on 2022 Budget: The Board opened the public hearing at 6:53 p.m. to consider the proposed 2022 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2022 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed at 6:54 p.m.

Ms. Clymer reviewed the 2022 Budget with the Board. Following discussion, upon a motion duly made by Director Leid, seconded by Director Price and, upon vote, unanimously carried, the Board approved the 2022 Budget and adopted the Resolution Adopting the 2022 Budget.

Letter to Consenting to Imposition of a Mill Levy by North Range Metropolitan District No. 1, Subdistrict No. 1: Ms. Clymer presented the Letter to the Board. Following discussion, upon a motion duly made the Director Kershisnik, seconded by Director Price and, upon vote, unanimously carried, the Board approved the Letter to Consenting to Imposition of a Mill Levy by North Range Metropolitan District No. 1, Subdistrict No. 1.

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CliftonLarsonAllen LLP Master Service Agreement and related statement(s) of work: Ms. Clymer presented the Master Service Agreement to the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP Master Service Agreement and related statement(s) of work.

Proposal for 2021 Audit Services: Ms. Clymer presented the proposals for 2021 Audit Services to the Board. Following discussion on the three proposals received, upon a motion duly made by Director Kershisnik, seconded by Director Price and, upon vote, unanimously carried, the Board approved the proposal from Haynie & Company for 2021 Audit Services.

MANAGER MATTERS

Parks/Irrigation Manager's Report: Mr. Martinez reviewed the report that was included in the packet.

John Deere Tractor Purchase: Mr. Urkoski presented the Bill of Sale and equipment specifications to the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Price and, upon vote, unanimously carried, the Board ratified approval of the equipment purchase of the John Deere tractor and accompanying attachments.

Independent Contractor Agreement between Environmental Designs, Inc. and Reunion Metropolitan District for 2022 Landscape Maintenance Services: Mr. Martinez and Mr. Urkoski presented the Agreement to the Board. Mr. Martinez recommended approval of the agreement with EDI, which will be the fourth year the District has engaged EDI for services. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Price and, upon vote, unanimously carried, the Board approved the Independent Contractor Agreement between Environmental Designs, Inc. and Reunion Metropolitan District for 2022 Landscape Maintenance Services.

Operation Manager's report: Mr. Follweiler presented the Operation Manager's report that was included in the packet, noting that the recreation center is fully operational but prepared for additional COVID measures and restrictions, should they be mandated. Director Kershisnik asked about masking for non-vaccinated residents. Mr. Follweiler stated that their policies are on par with the other area recreation centers.

First Amendment to Food and Beverage Concession Agreement between Reunion Metropolitan District and Community Uplift Partnership, Inc.: Mr. Urkoski presented the First Amendment to the Board. Following discussion, upon a motion duly made by Director Leid,

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seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved the First Amendment to Food and Beverage Concession Agreement between Reunion Metropolitan District and Community Uplift Partnership, Inc., subject to follow up regarding the alcohol portion of the agreement with Director Kershisnik.

HOA Manager's Report: Mr. Bogner reviewed the report that was included in the packet.

Agreement for Snow Removal Services between the District and The STEAD School: Mr. Urkoski presented the Agreement to the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Price and, upon vote, unanimously carried, the Board approved the Agreement for Snow Removal Services between the District and The STEAD School.

Discussion 2022 Regular Meeting Dates [February 1, May 10, August 2 and November 15] Mr. Urkoski discussed the 2022 Regular Board Meeting dates with the Board.

LEGAL MATTERS

2022 Addendum to the Policies and Procedure for Covenant and Rule Enforcement: Attorney Bear reviewed the 2022 Addendum with the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Leid and, upon vote, unanimously carried, the Board approved the 2022 Addendum to the Policies and Procedure for Covenant and Rule Enforcement.

2022 Extension to Management Agreement between Reunion Metropolitan District, North Range Metropolitan District No. 1 and Reunion HOA: Attorney Bear reviewed the 2022 Extension with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved the 2022 Extension to Management Agreement between Reunion Metropolitan District, North Range Metropolitan District No. 1 and Reunion HOA.

First Amendment Funding and Reimbursement Agreement (ERU Water Credit Fees) to include the SACWD transfer fee as part of the amounts to be funded: Attorney Bear reviewed the First Amendment with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved the First Amendment Funding and Reimbursement Agreement (ERU Water Credit Fees) to include the SACWD transfer fee as part of the amounts to be funded.

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Second Addendum to Funding and Reimbursement Agreement (ERU Water Credit Fees) for funding amounts for ERUs to be purchased by RMD: Attorney Bear reviewed the Second Addendum with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved the Second Addendum to Funding and Reimbursement Agreement (ERU Water Credit Fees) for funding amounts for ERUs to be purchased by RMD.

Amended and Restated Resolution Concerning the Imposition of District Fees: Attorney Bear reviewed the Amended and Restated Resolution with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved the Amended and Restated Resolution Concerning the Imposition of District Fees.

Joint Resolution of Reunion Metropolitan District and Reunion Metropolitan District, acting by and through its Reunion Metropolitan District Water Activity Enterprise Designating Board Members to Sign ERU Transfer Documents: Attorney Bear reviewed the Joint Resolution with the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Leid and, upon vote, unanimously carried, the Board approved the Joint Resolution of Reunion Metropolitan District and Reunion Metropolitan District, acting by and through its Reunion Metropolitan District Water Activity Enterprise Designating Board Members to Sign ERU Transfer Documents, and authorized the President and Treasurer to sign the ERU transfer documents and appointed Director Rau as the Treasurer/Secretary.

ENGINEER MATTERS

Overall Construction Update:

Status update of all construction projects and projections: Mr. Clutter reviewed the status, funding and budget tracking with the Board that was included in the packet.

Construction Change Orders:

Change Order No. 01 to Service Agreement for Infrastructure for Reunion Filing 38 between the District and HEI Civil: Mr. Clutter reviewed the Change Order with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved Change Order No. 01 to Service Agreement for Infrastructure for Reunion Filing 38 between the District and HEI Civil.

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Change Order No. 05 to the Service Agreement for Reunion Ridge filing No. 1 Improvements between the District and ESCO Construction: Mr. Clutter reviewed the Change Order with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved Change Order No. 05 to the Service Agreement for Reunion Ridge filing No. 1 Improvements between the District and ESCO Construction in the amount of \$203,767.58.

Change Order No. 02 to Service Agreement for E. 100th Avenue Improvements between the District and ESCO Construction Co.: Mr. Clutter reviewed the Change Order with the Board. Following discussion, upon a motion duly made by Director Kershnik, seconded by Director Prices and, upon vote, unanimously carried, the Board approved Change Order No. 02 to Service Agreement for E. 100th Avenue Improvements between the District and ESCO Construction Co. in the amount of \$3,850.00.

Change Order No. 01 to Service Agreement regarding Reunion Ridge Filing No. 1 Ragweed Draw & Phase 1 Landscape Improvements between the District and Designsapes Colorado: Mr. Clutter reviewed the Change Order with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved Change Order No. 01 to Service Agreement regarding Reunion Ridge Filing No. 1 Ragweed Draw & Phase 1 Landscape Improvements between the District and Designsapes Colorado in the amount of \$45,438.91.

Change Order No. 01 to Service Agreement for Filing 35 Landscape Improvements Project between the District and Designsapes Colorado: Mr. Clutter reviewed the Change Order with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved Change Order No. 01 to Service Agreement for Filing 35 Landscape Improvements Project between the District and Designsapes Colorado in the amount of \$375.00.

Change Order No. 11 to Service Agreement for District Infrastructure to Service Village 7B and 7E between the District and JBS Pipeline Contractors: Mr. Clutter reviewed the Change Order with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Kershnik and, upon vote, unanimously carried, the Board approved Change Order No. 11 to Service Agreement for District Infrastructure to Service Village 7B and 7E between the

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District and JBS Pipeline Contractors in the deductive amount of (-\$31,100.79).

Change Order No. 2 to Service Agreement regarding Walden & 104th Traffic Signal between the District and Western States

Reclamation: Mr. Clutter reviewed the Change Order with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved Change Order No. 2 to Service Agreement regarding Walden & 104th Traffic Signal between the District and Western States Reclamation in the amount of \$25,950.00.

Change Order No. 02 to Service Agreement for Filing 37 Landscape Improvements between the District and BrightView Landscape Development:

Mr. Clutter reviewed the Change Order with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved Change Order No. 02 to Service Agreement for Filing 37 Landscape Improvements between the District and BrightView Landscape Development in the amount of \$13,597.75.

Reunion Ridge Filing 1 Phase 1 ERU and SACWSD tap fees and funding:

Mr. Clutter updated the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Leid and, upon vote, unanimously carried, the Board approved the Reunion Ridge Filing 1 Phase 1 ERU and SACWSD tap fees and funding.

Grant of Drainage Easement from DIBC Buffalo Hills Ranch LLC, FFP-DIA, LLC to Reunion Metropolitan District and the City of Commerce City for Village 8, Filing No. 1:

Mr. Clutter presented the Grant of Drainage Easement to the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board approved the Grant of Drainage Easement from DIBC Buffalo Hills Ranch LLC, FFP-DIA, LLC to Reunion Metropolitan District and the City of Commerce City for Village 8, Filing No. 1.

Temporary Construction Easement for District Infrastructure to Service Filing 38 Project between the District, DIBC Buffalo Hills Ranch, LLC and FFP-DIA, LLC:

Mr. Clutter presented the Temporary Construction Easement to the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved the Temporary Construction Easement for District Infrastructure to Service Filing 38 Project between the District, DIBC Buffalo Hills Ranch, LLC and FFP-DIA, LLC.

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Other: None.


OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Leid adjourned the meeting at 8:00 p.m.

Respectfully submitted,

By  CA13C05C3EF1467...
Secretary for the Meeting

Certificate Of Completion

Envelope Id: 441BD6BB9E4346F985D00B90106280F5	Status: Completed
Subject: Reunion MD - November Minutes	
Client Name: Reunion MD	
Client Number: 011-042159-OS01-2022	
Source Envelope:	
Document Pages: 9	Signatures: 1
Certificate Pages: 5	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
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Status: Original	Holder: Kathy Suazo	Location: DocuSign
2/2/2022 10:58:34 AM	Kathy.Suazo@claconnect.com	

Signer Events

Brett Price
 bprice@oakwoodhomesco.com
 Regional Vice President of Land Dev
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 CA13C05C3EF1467...
 Signature Adoption: Pre-selected Style
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 Resent: 2/7/2022 3:56:36 PM
 Viewed: 2/7/2022 4:41:27 PM
 Signed: 2/7/2022 4:42:49 PM

Electronic Record and Signature Disclosure:
 Accepted: 2/6/2022 11:10:11 AM
 ID: 4f7cbb8c-dbf8-4dd1-acd1-8d937a192666

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

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Rose Vallesio
 rvallesio@wbapc.com
 Security Level: Email, Account Authentication (None)

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 Not Offered via DocuSign

Witness Events

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Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	2/2/2022 11:01:37 AM
Certified Delivered	Security Checked	2/7/2022 4:41:27 PM
Signing Complete	Security Checked	2/7/2022 4:42:49 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	2/7/2022 4:42:50 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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