

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MAY 16, 2022

A special meeting of the Board of Directors of the Reunion Metropolitan District (referred to hereafter as the "Board") was convened on May 16, 2022 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 Kershnik, Assistant Secretary

The absence of Director Rau and Director Roberts were excused.

Also, In Attendance Were:

Trisha Harris, Esq.; White Bear Ankele Tanaka & Waldron
Matt Urkoski, Anna Jones and Shelby Clymer; CliftonLarsonAllen LLP
("CLA")
Raul Martinez; Reunion Metropolitan District
Aaron Clutter; JR Engineering
Jim Bogner; MSI
Roger Japp and Susan Good; North Range MD No. 1; North Range MD No. 1,
Subdistrict No. 1; North Range MD No. 1, Subdistrict No. 2
Brandon Reed; North Range MD No. 2; North Range MD No. 2, Subdistrict No.
1
Charles Wolfersberger; Wolfersberger, LLC
Jim Hayes; Oakwood Homes Co.
Rona Sanchez, Steve Franzen, Patricial Franzen, C. Wilcox, Mark Buffington,
Robb Shecter; members of the public

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Director Leid called the meeting to order at 6:00 p.m. Upon a motion duly made by Director Leid, seconded by Director Kershnik 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

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the Board members prior to this meeting in accordance with statute. It was noted by Attorney Harris that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting

Quorum/Confirmation of Meeting Location/Posting of Notice: A quorum was confirmed. The absence of Director Rau and Director Roberts 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. This meeting was conducted via Microsoft Teams and public participation is encouraged via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections nor any requests that the means of hosting the meeting be changed, were received by taxpaying electors within the District's boundaries.

Public Comment: Brandon Reed inquired about the fence on Walden and whether it can be added to a future agenda for discussion. He also addressed North Range Metropolitan District No. 2 issues.

Mark Buffington asked about the status of the Reunion Homeowners Association turnover of declarant control.

Roger Japp asked whether in-person meetings will be implemented again.

CONSENT AGENDA

Minutes of the February 1, 2022 Regular Meeting:

HOA Tribunal Recommendations:

Following review, upon a motion duly made by Director Price, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved the Consent Agenda.

FINANCIAL MATTERS

2021 Audit: Ms. Clymer reviewed the email she sent earlier regarding the Audit and updated timing for it to be finalized. Following discussion, the Board determined to schedule a special meeting to review and approve the 2021 Audit once finalized in approximately one month.

Approval of Claims: Ms. Clymer reviewed the payment of claims in the amount of \$3,188,194.84 for ratification and/or approval. Following discussion, upon a motion duly made by Director Leid, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved and/or ratified approval of claims in the amount of \$3,188,194.84.

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Unaudited Financial Statements: Ms. Clymer reviewed the Unaudited Financial Statements for the period ending March 31, 2022 with the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Price and, upon vote, unanimously carried, the Board accepted the March 31, 2022 Unaudited Financial Statements.

Public Hearing to Amend the 2022 Budget: The Board opened the public hearing at 8:20 p.m. to consider an amendment to the 2022 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2022 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 8:22 p.m.

Ms. Clymer reviewed the 2022 Budget Amendment with the Board, noting the necessary increase due to the sports court.

Resolution to Amend the 2022 Budget: Upon a motion duly made by Director Leid, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2022 Budget.

Engagement Letter with Piper Sander for Underwriting Services: Ms. Clymer presented the engagement letter with Piper Sandler for underwriting services related to refinancing of the 2017 bonds. Following discussion, upon a motion duly made by Director Leid, seconded by Director Price and, upon vote, unanimously carried, the Board approved the Engagement Letter with Piper Sandler for Underwriting Services.

Certificate of Reunion District in relation to draw on the North Range No. 3 Subordinate Bonds: Ms. Clymer reviewed the Certificate with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board ratified approval of the Certificate of Reunion District in relation to draw on the North Range No. 3 Subordinate Bonds.

Certificate of Reunion District in relation to draw on the Reunion 2017 Bonds: Ms. Clymer reviewed the Certification with the Board and the sources of project funding. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board ratified approval of the Certificate of Reunion District in relation to draw on the Reunion 2017 Bonds.

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MANAGER MATTERS

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

Operation Manager's report:

Interim Pay Adjustments for Part-Time Recreation Center staff: Mr. Urkoski reviewed the information enclosed in the packet. Following discussion, upon a motion duly made by Director Kershnik, seconded by Director Price and, upon vote, unanimously carried, the Board ratified approval of the interim pay adjustments for part-time Recreation Center staff.

Independent Contractor Agreement with Night Musik for the 2022 Fireworks Display: Mr. Urkoski reviewed the Agreement with the Board. Following discussion, upon a motion duly made by Director Leid, seconded by Director Kershnik and, upon vote, unanimously carried, the Board ratified approval of the Independent Contractor Agreement with Night Musik for the 2022 Fireworks Display, with the condition of a refund in the event the display is cancelled due to extreme fire danger.

Independent Contractor Agreement with Elite Aquatics for 2022 Pool Maintenance: Mr. Urkoski reviewed the Agreement with the Board. Following discussion, upon a motion duly made by Director Leid, seconded by Director Price and, upon vote, unanimously carried, the Board ratified approval of the Independent Contractor Agreement with Elite Aquatics for 2022 Pool Maintenance.

Resolution of the Architectural Review Committee Excepting Certain Improvements from Review of the Architectural Review Committee for the Gallery at Reunion Association: Mr. Urkoski and Attorney Harris reviewed the Resolution 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 the Resolution of the Architectural Review Committee Excepting Certain Improvements from Review of the Architectural Review Committee for the Gallery at Reunion Association.

Resolution of the Architectural Review Committee Excepting Certain Improvements from Review of the Architectural Review Committee for the Parkside at Reunion Condominiums: Mr. Urkoski and Attorney Harris reviewed the Resolution 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 the Resolution of the Architectural Review Committee Excepting Certain Improvements from Review of the Architectural Review Committee for the Parkside at Reunion Condominiums.

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YMCA Proposal for interim Operations, Facilities and Activities Coordinator Services: Mr. Urkoski reviewed the Proposal 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 YMCA Proposal for interim Operations, Facilities and Activities Coordinator Services.

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

LEGAL MATTERS

Third Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges: Attorney Harris reviewed the Third Amendment with 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 Third Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges.

Termination of the Ninth Addendum to the Funding and Reimbursement Agreement with Clayton Properties Group II, Inc.: Attorney Harris reviewed the Termination 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 Termination of the Ninth Addendum to the Funding and Reimbursement Agreement with Clayton Properties Group II, Inc.

Revisions to the Residential Improvement Guidelines and Site Restrictions Regarding the Display of Signs and Flags: Attorney Harris discussed the revisions with the Board. The Board deferred this to the next meeting.

Other: None.

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.

Conveyance of Reunion land owned at 100th Avenue/Tower Road:

Agreement to Convey Property with Tower Developers, Inc. in the amount of \$67,956.00: Mr. Clutter reviewed the Agreement 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 Agreement to Convey Property with Tower Developers, Inc. in the amount of \$67,956.00.

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Special Warranty Deed for south half of 100th Avenue to the City of Commerce City: Mr. Clutter reviewed the Special Warranty Deed 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 Special Warranty Deed for south half of 100th Avenue to the City of Commerce City.

Special Warranty Deed for parcel adjacent to Tower Road to Tower Investors, LLC: Mr. Clutter reviewed the Special Warranty Deed 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 Special Warranty Deed for parcel adjacent to Tower Road to Tower Investors, LLC.

Chambers Road Design and Construction IGA with Commerce City:

Cost Share Agreement with the City of Commerce City for Chambers Road Improvements (104th to 117th Avenue): Mr. Clutter and Attorney Harris reviewed the Agreement 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 Cost Share Agreement with the City of Commerce City for Chambers Road Improvements (104th Avenue to 117th Avenue), subject to final discussion with the City and final legal review.

Change Order #1 to Independent Contractor Agreement with JR Engineering (Design Services for Chambers Road from 106th to 112th Ave), dated August 4, 2020, for the design of Chambers Road from 112th Avenue to 117th Avenue (100% funded by Commerce City): Mr. Clutter reviewed Change Order #1 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 #1 to Independent Contractor Agreement with JR Engineering (Design Services for Chambers Road from 106th to 112th Ave), dated August 4, 2020, for the design of Chambers Road from 112th Avenue to 117th Avenue (100% funded by Commerce City).

Change Order #2 to Independent Contractor Agreement with JR Engineering (Design Services for Chambers Road from 106th to 112th Ave), dated August 4, 2020, for the additional design services associated with Chambers Road from 104th Avenue to 112th Avenue (To be split between the City and RMD based on the IGA terms): Mr. Clutter reviewed Change Order #2 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

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Change Order #2 to Independent Contractor Agreement with JR Engineering (Design Services for Chambers Road from 106th to 112th Ave), dated August 4, 2020, for the additional design services associated with Chambers Road from 104th Avenue to 112th Avenue (To be split between the City and RMD based on the IGA terms).

Revised Irrigation Tap Quotes from SACW&SD:

Increased Tap Fees for Reunion Ridge Filing No. 1 - \$17,760.54: Mr. Clutter reviewed the increased tap fees 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 the increased tap fees for Reunion Ridge Filing No. 1 - \$17,760.54.

Increased Tap Fees for Reunion Filing No. 37 - \$27,430.05: Mr. Clutter reviewed the increased tap fees 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 the increased tap fees for Reunion Filing No. 37 - \$27,430.05.

Twenty-Second Addendum to the Funding and Reimbursement Agreement with Clayton Properties Group II, Inc. for Reunion Filing #37 revised tap fees - \$27,430.05: Mr. Clutter reviewed the Twenty-Second Addendum 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 the Twenty-Second Addendum to the Funding and Reimbursement Agreement with Clayton Properties Group II, Inc. for Reunion Filing #37 revised tap fees - \$27,430.05.

Construction Change Orders:

Change Order #3 to Designsapes for Reunion Ridge Filing #1 Phase 1 and Ragweed Draw - \$73,125.18: Mr. Clutter reviewed Change Order #3 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 #3 to Designsapes for Reunion Ridge Filing #1 Phase 1 and Ragweed Draw in the amount of \$73,125.18.

Change Order #2 for Infrastructure to service Reunion Filing #38 with HEI: Mr. Clutter reviewed Change Order #2 with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the

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board approved Change Order #2 for Infrastructure to service Reunion Filing #38 with HEI.

Change Order #6 for 112th Avenue Phase 1 improvements with HEI - \$14,400.00: Mr. Clutter reviewed Change Order #6 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 #6 for 112th Avenue Phase 1 improvements with HEI in the amount of \$14,400.00.

Change Order #4 for Filing #37 Landscape Improvements with Brightview - \$25,601.90: Mr. Clutter reviewed Change Order #4 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 #4 for Filing #37 Landscape Improvements with Brightview in the amount of \$25,601.90.

License Agreement with Public Service Company for Village 9: Mr. Clutter reviewed the License Agreement 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 License Agreement with Public Service Company for Village 9.

Sports Court Recommendations:

Change Order No. 1 to Contract for Design and Build the Sports Court at Southlawn from Renner Sports Surfaces, L.L.C. for additional work in the amount of \$76,923.00: Mr. Clutter reviewed Change Order No. 1 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 Change Order No. 1 to Contract for Design and Build the Sports Court at Southlawn from Renner Sports Surfaces, L.L.C. for additional work in the amount of \$76,923.00.

Proposal from Designsapes for Southlawn Park Landscape and Concrete in the amount of \$121,300.00: Mr. Clutter reviewed the Proposal 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 Proposal from Designsapes for Southlawn Park Landscape and Concrete in the amount of \$121,300.00.

Other: None.

OTHER BUSINESS

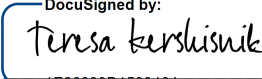
Other: None.

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ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Leid, seconded by Director Price and, upon vote, unanimously carried, the Board adjourned the meeting at 8:23 p.m.

Respectfully submitted,

By 
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Secretary for the Meeting

Certificate Of Completion

Envelope Id: 10D37D48368E4567A7560EADEEE5E148	Status: Completed
Subject: Reunion MD Minutes 05-16-2022 RMD Final.pdf	
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 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Kathy.Suazo@claconnect.com
	IP Address: 67.172.129.238

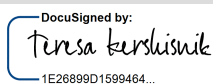
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Status: Original	Holder: Kathy Suazo	Location: DocuSign
8/3/2022 1:52:19 PM	Kathy.Suazo@claconnect.com	

Signer Events

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

Signature

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Signature Adoption: Pre-selected Style
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Electronic Record and Signature Disclosure:
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In Person Signer Events

Signature

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Editor Delivery Events

Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Status

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Kristine Stone
 kstone@wbapc.com
 Security Level: Email, Account Authentication (None)

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Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

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Certified Delivered	Security Checked	8/3/2022 2:25:25 PM
Signing Complete	Security Checked	8/3/2022 2:25:29 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	8/3/2022 2:25:30 PM
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