

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
FEBRUARY 1, 2022

A regular meeting of the Board of Directors of the Reunion Metropolitan District (referred to hereafter as the "Board") was convened on February 1, 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
Tim Roberts, Assistant Secretary

Also, In Attendance Were:

Kristen Bear; White Bear Ankele Tanaka & Waldron
Matt Urkoski, Anna Jones, Shelby Clymer and Michael Jensen;
CliftonLarsonAllen LLP ("CLA")
Steve Follweiler; Reunion Metropolitan District
Raul Martinez; Reunion Metropolitan District
Aaron Clutter; JR Engineering
Jim Bogner; MSI
Thomas Mueller, Anna Phillips, 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
AJ Heiser, Tiffanie Graham and Brandon Reed; North Range MD No. 2; North Range MD No. 2, Subdistrict No. 1
Charles Wolfersberger; Wolfersberger, LLC
Annemarie Tucker, Mark Buffington, Rona Sanchez, Shannon Flores; residents,

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Director Leid called the meeting to order at 6:01 p.m. Upon a motion duly made by Director Leid, seconded by Director Price 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

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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 Kershisnik 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: Mark Buffington inquired on the North Range Metropolitan District No. 1 turnover of declarant control.

CONSENT AGENDA

Minutes of the November 9, 2021 Special Meeting/Budget Hearing: The Board reviewed the Minutes of the special Board meeting. Following review and discussion, upon a motion duly made by Director Leid, seconded by Director Roberts and, upon vote, unanimously carried, the Board approved the November 9, 2021 Special Meeting/Budget Hearing as presented.

HOA Tribunal Recommendations: Following review, upon a motion duly made by Director Leid, seconded by Director Roberts and, upon vote, unanimously carried, the Board approved the HOA Tribunal Recommendations.

FINANCIAL MATTERS

Approval of Claims: Ms. Clymer reviewed the payment of claims in the amount of \$4,547,513.77 for ratification and/or approval. Following 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 claims in the amount of \$4,547,513.77.

Unaudited Financial Statements: Ms. Clymer reviewed the unaudited financial statements for the period ending December 31, 2021 with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Leid and, upon vote, unanimously carried, the Board accepted the December 31, 2021 unaudited financial statements.

MANAGER MATTERS

Parks/Irrigation Manager's Report:

Spring 2022 items:

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Tree replacement in an amount not to exceed \$60,000.00: Mr. Martinez reviewed tree replacements with the Board, and noted they are gaining health as they mature. Following discussion, upon a motion duly made by Director Leid, seconded by Director Price and, upon vote, unanimously carried, the Board approved the proposal from Anderson Tree for the tree replacements in an amount not to exceed \$55,000.00.

Mulch replacement with Renewable Earth Materials in an amount not to exceed \$88,000.00: Mr. Martinez reviewed mulch replacement with the Board, noting that the mulch program is in year four of a multi-year program. Following discussion, upon a motion duly made by Director Leid, seconded by Director Price and, upon vote, unanimously carried, the Board approved the mulch replacement proposal from Renewable Earth Materials in an amount not to exceed \$88,000.00.

Purchase of seeder for the new tractor in an amount not to exceed \$10,000.00: Mr. Martinez discussed the purchase of a seeder 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 purchase of a seeder for the new tractor in an amount not to exceed \$10,000.00.

Purchase of trailer to haul equipment in an amount not to exceed \$10,000.00: Mr. Martinez discussed the purchase of a trailer 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 purchase of a trailer to haul equipment in an amount not to exceed \$10,000.00.

Operation Manager's report:

Engagement of pool and lifeguard vendor: Mr. Follweiler reviewed the report enclosed in the packet, noting he is exploring potential lifeguards for the summer pool season. Discussion ensued. Following discussion, upon a motion duly made by Director Roberts, seconded by Director Price and, upon vote, unanimously carried, the Board agreed to appoint Director Leid and Director Price as a pool operations selection committee, with the 2022 contract amount to be determined, but not to exceed the 2021 contract amount plus an additional 5% for potential cost escalation. The contract will be brought back to the May meeting for ratification.

HOA Manager's Report: Mr. Bogner reviewed the report that was included in the packet. Discussion ensued regarding broken mail boxes. Mr. Bogner will work with the post office to address the situation.

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LEGAL MATTERS

Engagement of special counsel for foreclosure work: Attorney Bear reviewed the proposals from IDEA and Spencer Fane 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 engagement of Spencer Fane for foreclosures and fee collection.

Resolution Designating the District's Website for the Online Posting of Meeting Notices and 24-Hour Posting Location: Attorney Bear reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Leid, seconded by Director Roberts and, upon vote, unanimously carried, the Board approved the Resolution Designating the District's Website for the Online Posting of Meeting Notes and 24-Hour Posting Location.

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.

Construction Change Orders:

Change Order No. 03 to Service Agreement for Walden & 104th Traffic Signal between the District and Wester 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. 03 to the Service Agreement for Walden & 104th Traffic Signal between the District and Western States Reclamation in the amount of \$4,383.00.

Change Order No. 06 to 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 Roberts and, upon vote, unanimously carried, the Board approved Change Order No. 06 to the Service Agreement for Reunion Ridge Filing No. 1 Improvements between the District and ESCO Construction in the amount of \$4,750.00.

Landscape Change Orders:

Change Order No. 03 to Service Agreement for Filing 37 Landscape Improvements between the District and Brightview Landscape

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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. 03 to the Service Agreement for Filing 37 Landscape Improvements between the District and Brightview Landscape Development in the amount of \$161,147.28.

Change Order No. 02 to Service Agreement for 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. 02 to the Service Agreement for Reunion Ridge Filing No. 1 Ragweed Draw & Phase 1 Landscape Improvements between the District and Designsapes Colorado in the amount of \$10,992.08.

Twenty-First Addendum to Funding and Reimbursement Agreement with Clayton Properties Group II, Inc. for funding for Change Order No. 03 to Agreement for Filing 37 Landscaping: Following review and discussion, upon a motion duly made by Director Price, seconded by Director Roberts and, upon vote, unanimously carried, the Board approved the Twenty-First Addendum to Funding and Reimbursement Agreement with Clayton Properties Group II, Inc. for funding for Change Order No. 03 to Agreement for Filing 37 Landscaping.

Underdrain Phase 1 Agreement with QP Services: Mr. Clutter discussed the Agreement with the Board. Director Price requested the proposal be reduced to the budgeted amount for the project. Mr. Clutter indicated that can likely be accomplished. Following discussion, upon a motion duly made by Director Price, seconded by Director Roberts and, upon vote, unanimously carried, the Board approved the Underdrain Phase 1 Agreement with QP Services subject to the engineer's review and reduction of the scope as practical.

Final Acceptance of Irrigation and Landscape Improvements for Reunion Filing No. 26A Landscaping and Irrigation: Mr. Clutter reviewed with the Board. No action taken.

Sports Court Recommendations: Mr. Clutter reviewed the recommendations with the Board. Following discussion, the Board determined not to move forward with the Renner work at this time, asking Mr. Clutter to work with his team to get more bids for the work to bring back at the May meeting.

Other: None.

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OTHER BUSINESS

Resident Mark Buffington had questions regarding the North Range Metropolitan District No. 2 elections. Ms. Bear responded, indicating she will send the requested documentation.

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 Roberts and, upon vote, unanimously carried, the Board adjourned the meeting at 7:28 p.m.

Respectfully submitted,

DocuSigned by:
Tim Roberts
By _____
1C278D48EC6D41E
Secretary for the Meeting

Certificate Of Completion

Envelope Id: 2D86F78EC425442297F3CB73BDD9CBE3	Status: Completed
Subject: Reunion MD : Minutes 02-01-2022 (RMD) Final.pdf	
Client Name: Reunion MD	
Client Number: 011-042159-OS01-2022	
Source Envelope:	
Document Pages: 6	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped 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: 65.59.88.254

Record Tracking

Status: Original	Holder: Kathy Suazo	Location: DocuSign
9/29/2022 10:39:29 AM	Kathy.Suazo@claconnect.com	

Signer Events

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

Signature

DocuSigned by:

 1C278D48EC6D41E...
 Signature Adoption: Pre-selected Style
 Using IP Address: 65.125.149.130

Timestamp

Sent: 9/29/2022 10:41:41 AM
 Viewed: 10/3/2022 1:34:03 PM
 Signed: 10/3/2022 1:36:02 PM

Electronic Record and Signature Disclosure:
 Accepted: 10/3/2022 1:34:03 PM
 ID: aef8d679-b241-4f6a-ad69-00bc0ecc81bd

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

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

COPIED

Sent: 10/3/2022 1:36:03 PM

Electronic Record and Signature Disclosure:
 Accepted: 5/24/2022 8:57:01 AM
 ID: 0f75f83a-067f-466b-a481-24631fd14e46

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	9/29/2022 10:41:41 AM
Certified Delivered	Security Checked	10/3/2022 1:34:03 PM
Signing Complete	Security Checked	10/3/2022 1:36:02 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	10/3/2022 1:36:03 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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