

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
REUNION METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
JUNE 21, 2023

A special meeting of the Board of Directors of the Reunion Metropolitan District (referred to hereafter as the “Board”) was held on June 21, 2023 at 2:00 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Brett Price, President  
Bruce Rau, Treasurer  
Tim Roberts, Assistant Secretary

The absence of Directors Kershisnik and Bauer were excused.

#### Also, In Attendance Were:

Matthew Ruhland, Esq. and Harley Gifford, Esq.: Cockrel Ela Glesne Greher & Ruhland, P.C.  
Matt Urkoski, Anna Jones, Shelby Clymer and Kathy Suazo;  
CliftonLarsonAllen LLP (“CLA”)  
Bill Kyriagis; Otten Johnson  
Greg Doyle; YMCA

### ADMINISTRATIVE MATTERS

**Call to order and approval of agenda:** Director Price called the meeting to order at 2:02 p.m. Upon a motion duly made by Director Price, seconded by Director Rau and, upon vote, unanimously carried, the Board amended the agenda to move the Executive Session to the beginning of the meeting.

**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 Ruhland 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.

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The Board noted that notice providing the time, date and meeting location information for the meeting was duly posted.

**Public Comment:** None.

### EXECUTIVE SESSION

**Executive Session to receive legal advice from District counsel on specific legal questions and determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., regarding pending and potential litigation, the Mill Levy Equalization and Pledge Agreement, the District Operating Services Agreement, covenant enforcement, ownership and maintenance of public facilities, collection of fees, administration of Receivership and other matters related to North Range Metropolitan District Nos. 1, 2 and 3:** Upon a motion duly made by Director Price, seconded by Director Roberts and, upon a vote, unanimously carried, the Board entered into executive session pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., regarding pending and potential litigation, the Mill Levy Equalization and Pledge Agreement, the District Operating Services Agreement, covenant enforcement, ownership and maintenance of public facilities, collection of fees, administration of Receivership and other matters related to North Range Metropolitan District Nos. 1, 2 and 3 at 2:06 p.m.

The Board exited out of executive session at 2:24 p.m. No action was taken.

### MANAGER MATTERS

**Service agreement between the District and All City Floor Co. for the Rec Center basketball court floor repairs in the amount of \$43,980.00:** Ms. Jones and Mr. Doyle reviewed the Agreement with the Board and discussed the insurance coverage. Discussion ensued regarding pricing and a possible future budget amendment. Following discussion, upon a motion duly made by Director Rau, seconded by Director Price and, upon vote, unanimously carried, the Board approved the Agreement pending final review of pricing by the Board and final review of the approved form of contract by legal.

### LEGAL MATTERS

**Resolution Designating Committee Granting Certain Powers:** Ms. Jones, Mr. Urkoski and Attorney Ruhland reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Rau, seconded by Director Price and, upon vote, unanimously carried the Board adopted the Resolution Designating Committee Granting Certain Powers, noting that is to be at the Board's discretion and authorized the Board President, Treasurer and District Manager to be the committee granting certain powers.

### OTHER BUSINESS

Mr. Doyle discussed the IGA with the City of Commerce City Police Department for the fireworks display. Discussion ensued regarding revision needed for signor and expediting for execution.

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### ADJOURNMENT

Upon a motion duly made by Director Rau, seconded by Director Price and, upon vote, unanimously carried, the Board adjourned the meeting at 2:37 p.m.

Respectfully submitted,

DocuSigned by:  
By Randy Bauer  
FBAC90B2A16846B...  
Secretary for the Meeting

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I hereby attest that I am an attorney of the District, that I was in attendance during the Executive Session of the Board convened on June 21, 2023, and that the discussion during the Executive Session constituted a privileged attorney-client communication for which no record is required to be kept by law.

By Matt Ruhland  
ACAD80EC803C438  
Matt Ruhland

**Certificate Of Completion**

Envelope Id: 8EBAC0EC15D5474B82E9EDA7CFFCF416	Status: Completed
Subject: Reunion MD : Minutes 06-21-2023 RMD - Final.pdf	
Client Name: Reunion MD	
Client Number: A523274-OS01-2023	
Source Envelope:	
Document Pages: 3	Signatures: 2
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: 24.9.186.151

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8/14/2023 6:52:06 PM	Kathy.Suazo@claconnect.com	

**Signer Events**

Randy Bauer  
rbauer@oakwoodhomesco.com  
Security Level: Email, Account Authentication (None)

**Signature**

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*Randy Bauer*  
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Viewed: 8/16/2023 12:45:31 PM  
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**Electronic Record and Signature Disclosure:**

Accepted: 8/16/2023 12:45:31 PM  
ID: 3ebc11ed-eb63-48fa-9dc8-2164f846cee7

Matt Ruhland  
mruhland@ceglaw.com  
Security Level: Email, Account Authentication (None)

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*Matt Ruhland*  
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Signature Adoption: Pre-selected Style  
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Sent: 8/16/2023 12:45:39 PM  
Resent: 8/21/2023 11:12:46 AM  
Viewed: 8/21/2023 2:03:02 PM  
Signed: 8/21/2023 2:03:54 PM

**Electronic Record and Signature Disclosure:**

Accepted: 8/21/2023 2:03:02 PM  
ID: ed3047b2-dac8-4273-a9eb-15b8a71982af

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
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Sarah Luetjen  
sluetjen@ceglaw.com  
Security Level: Email, Account Authentication (None)

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<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	8/14/2023 6:54:34 PM
Certified Delivered	Security Checked	8/21/2023 2:03:02 PM
Signing Complete	Security Checked	8/21/2023 2:03:54 PM
Completed	Security Checked	8/21/2023 2:03:55 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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