

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
AUGUST 2, 2022

A regular meeting of the Board of Directors of the Reunion Metropolitan District (referred to hereafter as the "Board") was convened on August 2, 2022 at 6:00 p.m. This District Board meeting was held at the Reunion Recreation Center, 17910 E. Parkside Drive North, Commerce City, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

The absence of Director Kershisnik was excused.

Also, In Attendance Were:

Kristen Bear, 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
Abbey Irvine; Haynie & Company
Roger Japp, Susan Good, Anna Phillips, Craig Kim and Scott Davis; North Range MD No. 1; North Range MD No. 1, Subdistrict No. 1; North Range MD No. 1, Subdistrict No. 2
Jim Hayes; Oakwood Homes Co.
Steve Douglas, Kristi Douglas, Chris Shamel and Brandon Reed; residents

ADMINISTRATIVE MATTERS

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

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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 at the meeting

Quorum/Confirmation of Meeting Location/Posting of Notice: A quorum was confirmed. The absence of Director Kershishnik was 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 in person and public participation is encouraged. The Board further noted that notice providing the time, date and meeting location 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: Steven Douglas commented on the District Board makeup and asked about the MLEPA and potential reallocation of revenues.

Roger Japp requested a total house number for North Range Metropolitan District No. 1.

Craig Kim requested copies of all engineering certified costs and accounting of all assets. He also asked for the legal citation why residents can't be on the Reunion Metropolitan District Board.

Brandon Reed inquired about a fence at STEAD School. This item was discussed as an agenda item later in the meeting, per below.

Resignation of Director Leid and Re-appointment of Officers: The Board acknowledged the resignation of Director Leid.

Election of Officers: The Board elected the following Officers:

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

CONSENT AGENDA

Minutes of the May 16, 2022 Special Meeting:

HOA Tribunal Recommendations:

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

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FINANCIAL MATTERS

2021 Audit: Ms. Clymer introduced Abbey Irvine with Haynie & Company. Ms. Clymer and Ms. Irvine reviewed audit with the Board. Discussion ensued. Following discussion, upon a motion duly made by Director Price, seconded by Director Rau and, upon vote, unanimously carried, the Board approved the 2021 Audit, subjects to final legal review.

Approval of Claims: Ms. Clymer reviewed the payment of claims in the amount of \$1,696,085.48 for ratification and/or approval. Following discussion, upon a motion duly made by Director Rau, seconded by Director Price and, upon vote, unanimously carried, the Board approved and/or ratified approval of claims in the amount of \$1,696,085.48.

Unaudited Financial Statements: Ms. Clymer reviewed the Unaudited Financial Statements for the period ending June 30, 2022 with the Board. Following discussion, upon a motion duly made by Director Rau, seconded by Director Price and, upon vote, unanimously carried, the Board accepted the June 30, 2022 Unaudited Financial Statements.

Bill.com: Following discussion, upon a motion duly made by Director Rau, seconded by Director Price and, upon vote, unanimously carried, the Board assigned Director Price as the Bill.com signer.

MANAGER MATTERS

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

Operation Manager's report:

YMCA Facilities and Operations Assessment and Accompanying Recommendations:

Approval of YMCA Contract Extension Through the Remainder of 2022 in the amount of \$94,600.00:

Mr. Urkoski and Ms. Jones discussed the status of the Operations Assessment with the Board. Director Rau asked for feedback from residents, staff and others. Following discussion, upon a motion duly made by Director Rau, seconded by Director Roberts and, upon vote, unanimously carried, the Board approved the YMCA contract extension through the remainder of 2022 in the amount of \$94,600.00.

Filing 26 Fence Replacement Proposal with Hometown Fence in the amount of \$57,080.00: Mr. Urkoski reviewed the proposal with the Board. Director Rau asked about budget implications, noting this item can be postponed until the 2023 budget conversation as part of the capital budget.

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Director Rau asked that this be included in the 2023 draft budget for further discussion.

Employer's Council Salary Adjustment Survey: Mr. Urkoski updated the Board on the salary adjustment survey. The Board was supportive. Staff was directed to process the salary adjustment and bring this item back for the 2023 budget discussion.

Sports Court: Following discussion, the Board requested additional information. Mr. Clutter will check to see if it can be expedited. Director Price asked to have the court playable before the arrival of cold weather.

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

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.

Recommendation of Award of Contract for Reunion 2022 Pond Maintenance: Following review, upon a motion duly made by Director Price, seconded by Director Roberts and, upon vote, unanimously carried, the Board awarded the contract for the Reunion 2022 Pond Maintenance to Kenny's Local Lawn and Home Care in the amount of \$103,100.00.

Construction Change Orders:

Change Order #4 to Designscares for Reunion Ridge Filing #1 Phase 1 and Ragweed Draw - \$13,015.00: Mr. Clutter reviewed Change Order #4 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 #4 to Designscares for Reunion Ridge Filing #1 Phase 1 and Ragweed Draw in the amount of \$13,015.00.

Change Order #3 to BrightView for 112th Avenue Landscape Improvements Tree Removal - \$279.00: Mr. Clutter reviewed Change Order #3 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 #3 to BrightView for 112th Avenue Landscape Improvements in the amount of \$279.00.

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Change Order #3 to HEI for Infrastructure to service Reunion Filing #38 - \$19,673.53: Mr. Clutter reviewed Change Order #3 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 #3 to HEI for Infrastructure to service Reunion Filing #38 in the amount of \$19,673.53.

Change Order #1 to HEI for Reunion Filing 1 phases 2-4 Landscape Improvements - \$74,660.49: Mr. Clutter reviewed Change Order #1 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. 1 to HEI for Reunion Filing 1 Phases 204 Landscape Improvements in the amount of \$74,660.49.

Other:

Application for Acceptance of Public Improvements at 112th Avenue between Chambers Road and Parkside Drive North by JR Engineering: Mr. Clutter reviewed the Application with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Rau and, upon vote, unanimously carried, the Board approved the Application for Acceptance of Public Improvements at 112th Avenue between Chambers Road and Parkside Drive North by JR Engineering.

OTHER BUSINESS

Appointment of Board Representative to Bond Refinancing Working Group Committee: Director Rau opened the discussion and provided background information. Director Rau volunteered to be the Board Representative. Jim Hayes will coordinate the Committee meetings. Following discussion, upon a motion duly made by Director Price, seconded by Director Roberts and, upon vote, unanimously carried, the Board appointed Director Rau as the Board Representative to the Bond Refinancing Working Group Committee.

Other: None.

LEGAL MATTERS

Revisions to the Residential Improvement Guidelines and Site Restrictions Regarding the Display of Signs and Flags: Attorney Bear discussed the revisions with the Board. Following discussion, upon a motion duly made by Director Rau, seconded by Director Price and, upon vote, unanimously carried, the Board approved the Revisions to the Residential Improvement Guidelines and Site Restrictions Regarding the Display of Signs and Flags.

