

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
NOVEMBER 14, 2023

A regular meeting of the Board of Directors of the Reunion Metropolitan District (referred to hereafter as the “Board”) was convened on November 14, 2023 at 6:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Brett Price, President
Bruce Rau, Treasurer
Bertrand Bauer, Secretary
Tim Roberts; Assistant Secretary

Also, In Attendance Were:

David Greher, Esq. and Kristen Herndon; Cockrel Ela Glesne Greher & Ruhland P.C.
Matt Urkoski, Anna Jones, Shelby Clymer and Curtis Bourgoon;
CliftonLarsonAllen LLP (“CLA”)
Raul Martinez; Reunion Metropolitan District
Aaron Clutter; JR Engineering
Curtin Hain; MSI
Greg Doyle; YMCA
Bill Kyriagis; Otten Johnson Robinson Neff & Ragonetti
Jessica Reynolds; Wolfersberger, LLC
Annie Christensen, Christopher Shamel, Georgeann Becher, Kim X; Members of the Public

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 by Attorney Greher that disclosures of potential conflicts of interest were filed

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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 Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., determined to conduct this meeting via Zoom and encouraged public participation via Zoom. 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.

Resignation of Teresa Kershnik: The Board acknowledged Teresa Kershnik's resignation from the Board.

CONSENT AGENDA

Minutes from the September 18, 2023 Special Meeting, September 26, 2023 Special Meeting, October 3, 2023 Special Meeting and November 1, 2023 Special Meeting:

2022 Annual Report:

HOA Tribunal Recommendations:

Following discussion, upon a motion duly made by Director Price, seconded by Director Rau and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

MANAGER MATTERS

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

Proposal for Workman UTX Diesel in the amount of \$39,477.87:
This item was deferred to the next meeting.

2024 Spring Tree Planting Proposal from Anderson Greenscapes in the amount of \$72,500.00: Mr. Martinez reviewed the Agreement 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 2024 Spring tree planting proposal from Anderson Greenscapes in the amount of \$72,500.00, pending the outcome of the special legislative session.

Operation Manager's report: Mr. Doyle noted the report that was included in the packet.

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Rec Center gym floor replacement: Mr. Doyle provided an update on the status. Discussion ensued.

Ratify ancillary costs as/if necessary: Mr. Doyle revised the ancillary costs to date. Discussion ensued.

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

Southlawn Sport Court project update:: Mr. Urkoski updated the Board, noting that the project has been finalized and the sport court is open for ruse.

2024 Regular Meeting Dates February 6, May 7, August 6 and November 12 at 6:00 p.m.: Following discussion, the Board approved the 2024 Regular Meeting Dates of February 6, May 7, August 6 and November 12 at 6:00 p.m.

2024 Insurance Renewal: Mr. Urkoski reviewed the 2024 insurance 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 2024 insurance renewal pending final policy issue acceptance and review. This item will be brought back to the Board at the February meeting once the final policy has been reviewed.

FINANCIAL MATTERS

Approval of Claims: Ms. Clymer reviewed the payment of claims 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 and/or ratified approval of claims in the amount of \$2,472,003.51.

Unaudited Financial Statements: Ms. Clymer reviewed the unaudited financial statements for the period ending September 30, 2023 with the Board. Discussion ensued. Following discussion, upon a motion duly made by Director Price, seconded by Director Roberts and, upon vote, unanimously carried, the Board accepted the unaudited financial statements dated September 30, 2023.

CliftonLarsonAllen LLP Master Service Agreement and statement(s) of work for 2024: Ms. Clymer reviewed the Master Service Agreement and statement(s) of work to the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Bauer and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP Master Service Agreement and statement(s) of work for 2024.

Engagement Letter with Haynie & Company for 2023 Audit Services: Ms. Clymer reviewed the Engagement Letter with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Directory Bauer and,

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upon vote, unanimously carried, the Board approved the Engagement Letter with Haynie & Company for 2023 Audit Services.

ENGINEER MATTERS

Overall Construction Update:

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

Construction Change Orders: None.

Landscape Change Orders:

Change Order No. 1 to Agreement regarding Reunion Filing 27 Landscape Improvements between the District and CDI (Swale grading and sod install) in the amount of \$3,768.06: 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. 1 to Agreement regarding Reunion Filing 27 Landscape Improvements between the District and CDI (Swale grading and sod install) in the amount of \$3,768.06.

Change Order No. 6 to Agreement regarding RMD F37 Landscape Improvements between the District and Brightview Landscape Development (Bollard, Sleeving, & Mainte. Deduction) in the amount of \$19,325.34: 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. 6 to Agreement regarding RMD F37 Landscape Improvements between the District and Brightview Landscape Development (Bollard, Sleeving, & Mainte. Deduction) in the amount of \$19,325.34.

Change Order No. 1 to Agreement regarding 2023 Pond Maintenance between the District and Clear Water Property and Resource Management (Pond A repairs) in the amount of \$9,800.00: 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. 1 to Agreement regarding 2023 Pond Maintenance between the District and Clear Water Property and Resource Management (Pond A repairs) in the amount of \$9,800.00.

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LEGAL MATTERS

Service Agreement between the District and ProSec Integration, LLC Denver for the installation of a Turning 19 camera system in the amount of \$14,353.15: Attorney Greher reviewed the Service Agreement with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Bauer and, upon vote, unanimously carried, the Board approved the Service Agreement between the District and ProSec Integration, LLC Denver for the installation of a Turning 19 camera system in the amount of \$14,353.15.

Independent Contract Agreement (Recreation Center Facility Management – 2024) between the District and The Young Men’s Christian Association of Metropolitan Denver d/b/a YMCA of Metropolitan Denver: Attorney Greher reviewed the Independent Contract Agreement with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Bauer and, upon vote, unanimously carried, the Board approved the Independent Contract Agreement (Recreation Center Facility Management – 2024) between the District and The Young Men’s Christian Association of Metropolitan Denver d/b/a YMCA of Metropolitan Denver.

Service Agreement for 2024 Landscape Maintenance between the District and Environmental Designs, Inc. (EDI): Attorney Greher reviewed the Service Agreement with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Bauer and, upon vote, unanimously carried, the Board approved the Service Agreement for 2024 Landscape Maintenance between the District and Environmental Designs, Inc. (EDI).

Service Agreement between the District and Groundworks Colorado, LLC for Rec Center gymnasium floor concrete repairs in the amount of \$49,446.17: Attorney Greher reviewed the Service Agreement with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Bauer and, upon vote, unanimously carried, the Board approved the Service Agreement between the District and Groundworks Colorado, LLC for Rec Center gymnasium floor concrete repairs in the amount of \$49,446.17.

2024 Annual Administrative Resolution: Attorney Greher reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Bauer and, upon vote, unanimously carried, the Board adopted the 2024 Annual Administrative Resolution, and determined to keep the current slate of officers.

Resolution Adopting Social Media Policy: Attorney Greher reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Bauer and, upon vote, unanimously carried, the Board adopted the Resolution Adopting Social Media Policy.

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Executive Session: Upon a motion duly made by Director Rau, seconded by Director Roberts, the Board entered into Executive Session at 7:03 p.m. to receive legal advice from District counsel on specific legal questions and to 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 litigation, the Mill Levy Equalization and Pledge Agreement, the District Operating Services Agreement, covenant enforcement, ownership and maintenance of public facilities, collection of fees, budget and finance issues, and other matters related to North Range Metropolitan District Nos. 1, 2 and 3.

Upon a motion duly made by Director Rau, seconded by director Roberts, the Board adjourned out of Executive Session at 7:36 p.m.

Approve action, if necessary, regarding matters discussed during Executive Session: No action was taken.

Appointment of Board member to the Litigation Committee: Following discussion, upon a motion duly made by Director Price, seconded by Director Rau and, upon vote, unanimously carried, the Board appointed Director Roberts to the Litigation Committee.

OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Price, seconded by Director Rau, the Board adjourned the meeting at 7:37 p.m.

Respectfully submitted,

DocuSigned by:
By Randy Bauer
FBA C90B2A16846B
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 November 14, 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.

DocuSigned by:
By David Greher
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David Greher