

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
REUNION METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
MAY 9, 2023

A regular meeting of the Board of Directors of the Reunion Metropolitan District (referred to hereafter as the “Board”) was held on May 9, 2023 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 (with titles as approved at the meeting):

Brett Price, President  
Bruce Rau, Treasurer  
Randy Bauer, Secretary  
Teresa Kershnik, Assistant Secretary  
Tim Roberts, Assistant Secretary

Also, In Attendance Were:

David Greher; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Matt Urkoski, Anna Jones, Shelby Clymer and Courtney Hoff;  
CliftonLarsonAllen LLP (“CLA”)  
Bill Kyriagis; Otten Johnson  
Jim Hayes; Oakwood Homes  
Curtis Hain; MSI  
Raul Martinez; Reunion Metropolitan District  
Greg Doyle; YMCA  
Aaron Clutter; JR Engineering  
Scott Davis; North Range Metropolitan District No. 1  
Jessica Reynolds; Wolfersberger, LLC  
Chatigny Family, Rob Shecter and Lisa Stellato; members of the public

### ADMINISTRATIVE MATTERS

**Call to order and approval of agenda:** Director Rau called the meeting to order at 6:01 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 Legal Matters Items C and E to the Consent Agenda and to move Legal Matters items D and E 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

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

### 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 litigation, the Mill Levy Equalization and Pledge Agreement, the District Operating Services Agreement, covenant enforcement, ownership and maintenance of public facilities, collection of fees, appointment of receiver, budget and finance issues, and other matters related to North Range Metropolitan District Nos. 1 and 2, and possible reduction of late fees by property owners:** Upon a motion duly made by Director Rau, seconded by Director Price 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 litigation, the Mill Levy Equalization and Pledge Agreement, the District Operating Services Agreement, covenant enforcement, ownership and maintenance of public facilities, collection of fees, appointment of receiver, budget and finance issues, and other matters related to North Range Metropolitan District Nos. 1 and 2, and possible reduction of late fees by property owners at 6:05 p.m.

The Board exited out of executive session at 7:03 p.m.

**Approve action, if necessary, regarding matters discussed during Executive Session:** Attorney Kyriagis provided a brief update on the litigation between Reunion Metropolitan District, North Range Metropolitan District No. 1 and North Range Metropolitan District No. 2, indicating that the Court appointed a Receiver, effective immediately. Revenues coming into North Range Metropolitan District Nos. 1 and 2 will go to the Receiver. A copy of the Court Order will be posted on the District's website.

**Public Comment:** Rob Shecter commented on maintenance issues.

The Chatigny Family commented about security cameras.

Lis Stellato commented on the preschool.

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Scott David as a question regarding irrigation.

**Results of the May 2, 2023 Regular Election:** Attorney Greher informed the Board that the May 2, 2023 Regular Election had been canceled because the District did not receive more self-nominations than seats available. Directors Roberts and Kershisnik were re-elected with terms expiring in May 2027. Director Bauer was elected to a four-year term expiring in May 2027.

**Consider election of Officers:** Following discussion, upon motion duly made by Director Rau, seconded by Director Price and, upon vote, unanimously carried, the following slate of officers were elected for the District:

President: Brett Price  
Secretary: Bertrand Bauer  
Treasurer: Bruce Rau  
Assistant Secretary: Teresa Kershisnik  
Assistant Secretary: Tim Roberts

### CONSENT AGENDA

**Minutes from the November 15, 2022 Regular Meeting, December 5, 2022 Special Meeting, December 8, 2022 Special Meeting and February 7, 2023 Regular Meeting:**

**Underdrain Rules and Regulation Revisions:**

**Services Agreement with BLING Entertainment and Events, LLC to Provide Supplemental Services related to the Fireworks Display in the amount of \$5,387.02:**

**2022 Annual Report:**

**HOA Tribunal Recommendations:**

**Agreement with Night Musick for Fireworks Display in the amount of \$30,000.00 in substantially the form presented, subject to any changes approved by the President and counsel:**

**Intergovernmental Agreement between the District and the Commerce City Police Department for Fireworks Show Security in an estimated amount of \$3,500.00, pursuant to legal review and approval:**

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

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### MANAGER MATTERS

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

**Proposal from Renewable Earth Materials for annual brown mulch refresh in the amount of \$93,000.00:** Mr. Martinez reviewed the proposal with the Board. Following review, upon a motion duly made by Director Price, seconded by Director Rau and, upon vote, unanimously carried, the Board approved the proposal from Renewable Earth Materials for annual brown mulch refresh in the amount of \$93,000.00.

**Proposal from Anderson Greenscapes for 2023 spring tree planting in the amount of \$64,375.00:** Mr. Martinez reviewed the proposal with the Board. Following review, upon a motion duly made by Director Price, seconded by Director Rau and, upon vote, unanimously carried, the Board approved the proposal from Anderson Greenscapes for 2023 spring tree planting in the amount of \$64,375.00.

**Operation Manager's Report:** Mr. Doyle reviewed the report that was included in the packet.

**Proposal from All City Floor Co. for Rec Center glue removal and carpet install in the amount of \$40,399.00:** Director Roberts asked about the additional work. Mr. Urkoski suggested adding \$5,000.00. Following discussion, upon a motion duly made by Director Roberts, seconded by Director Price and, upon vote, unanimously carried, the Board approved the proposal from All City Floor Co. for Rec Center glue removal and carpet install in an amount not to exceed \$45,399.00.

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

### FINANCIAL MATTERS

**Claims:** Ms. Clymer reviewed the claims with the Board. Following discussion, upon a motion duly made by Director Rau, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board approved and/or ratified approval of the claims in the amount of \$3,453,803.64.

**March 31, 2023 Unaudited Draft Financial Statements:** Ms. Clymer reviewed the Unaudited Draft Financial Statements with the Board. Following discussion, upon a motion duly made by Director Rau, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board accepted the March 31, 2023 Unaudited Draft financial Statements as presented.

**Proposals for 2022 Audit services:** Ms. Clymer reviewed the proposals with the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Rau and, upon vote, unanimously carried, the Board selected Haynie for the 2022 audit services, subject to a reduce in their

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fee from \$11,600.00 to \$11,000.00. A committee of Director Rau and Director Price was appointed to make a final determination.

### ENGINEER MATTERS

#### **Overall Construction Update:**

**Construction Projects and Budget Spreadsheets:** Mr. Clutter updated the Board and reviewed the spreadsheets with the Board.

**Application of Public Improvements for Filing 34 (10i) Landscape Improvements between the District and Oakwood Homes:** Mr. Clutter reviewed the Application 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 the Application of Public Improvements for Filing 34 (10i) Landscape Improvements between the District and Oakwood Homes.

**2023 RDM Pond Maintenance:** Mr. Clutter reviewed the recommendation 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 recommendation for the 2023 RDM Pond Maintenance.

**2023 RDM Underdrain Maintenance (Phase 2):** Mr. Clutter reviewed the recommendation 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 recommendation for the 2023 RDM Underdrain Maintenance (Phase 2), subject to legal edits.

**Increased irrigation meter costs for Reunion Filing 27 revised tap fees:** Mr. Clutter reviewed the increased costs 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 irrigation meter costs for Reunion Filing 27 revised tap fees.

#### **Review and consider approval/ratification of Construction Change Orders:**

**Change Order No. 04 to Agreement regarding Infrastructure for Reunion Filing 38 between the District and HEI Civil (Sanitary MH Locking Lids):** Mr. Clutter reviewed Change Order No. 04 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 Change Order No. 04 to Agreement regarding Infrastructure for Reunion Filing 38 between the District and HEI Civil (sanitary MH locking lids), in the amount of \$20,440.00.

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**Change Order No. 07 to Agreement regarding Reunion Ridge Filing 1 Improvements between the District and ESCO Construction (Repairs to Damages caused by others for City final acceptance):** Mr. Clutter reviewed Change Order No. 07 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 Change Order No. 07 to Agreement regarding Reunion Ridge Filing 1 Improvements between the District and ESCO Construction (repairs to damages caused by others for City final acceptance), in the amount of \$55,895.76.

**Change Order No. 02 to Agreement regarding Southlawn Sports Court between the District and Renner Sports Surfaces, LLC (Survey Adjustments required due to discrepancy found by Goodbee Architects):** Mr. Clutter reviewed Change Order No. 02 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 Change Order No. 02 to Agreement regarding Southlawn Sports Court between the District and Renner Sports Surfaces, LLC (Survey Adjustments required due to discrepancy found by Goodbee Architects) in the amount of \$2,649.00.

**Change Order No. 01 to Agreement regarding Reunion Phase 1 Underdrain Maintenance between the District and QP Services (manhole installation):** Mr. Clutter reviewed Change Order No. 01 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 Change Order No. 01 to Agreement regarding Reunion Phase 1 Underdrain Maintenance between the District and QP Services (manhole installation) in the deductive amount of (-\$24,720.85).

**Review and consider approval/ratification of Landscape Change Orders:**

**Change Order No. 06 to Service Agreement for Reunion Ridge Filing No. 1 Ragweed Draw & Phase 1 Landscape Improvements between the District and Designsapes Colorado (controller wiring, damage repair and play pit excavation):** Mr. Clutter reviewed Change Order No. 06 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 Change Order No. 06 to Service Agreement for Reunion Ridge Filing No. 1 Ragweed Draw & Phase 1 Landscape Improvements between the District and Designsapes Colorado (controller wiring, damage repair and play pit excavation) in the amount of \$16,917.50.

**Change Order No. 02 to Service Agreement for Reunion Ridge Filing No. 1 Ragweed Draw & Phase 2-4 Landscape Improvements between the District and Designsapes Colorado (additional wiring footage**

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**required, play pit excavation and sidewalk removal/replacement for drain line install**): Mr. Clutter reviewed Change Order No. 02 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 Change Order No. 02 to Service Agreement for Reunion Ridge Filing No. 1 Ragweed Draw & Phase 2-4 Landscape Improvements between the District and Designsapes Colorado (additional wiring footage required, play pit excavation and sidewalk removal/replacement for drain line install) in the amount of \$10,981.25.

### LEGAL MATTERS

**Various tracts owned by Clayton via Special Warranty Deed**: Attorney Greher reviewed the Special Warranty Deed with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Bertrand and, upon vote, unanimously carried, the Board accepted the various tracts owned by Clayton via Special Warranty Deed.

**Resolution Regarding Acceptance of District Eligible Costs for Filing 34 Landscape Improvements in the amount of \$1,033,684.53**: Attorney Greher reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Rau and, upon vote, unanimously carried, the Board adopted the Resolution Regarding Acceptance of District Eligible Costs for Filing 34 Landscape Improvements in the amount of \$1,033,684.53.

**Resolution Designating Locate to Post Notice**: Attorney Greher reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Price and, upon vote, unanimously carried, the Board adopted the Resolution Designating Location to Post Notice.

**Application(s) for reduction of late fees and interest owed by property owner(s) under the Third Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges**: Attorney Greher reviewed the applications with the Board. Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Roberts and, upon vote, unanimously carried, the Board delegated to the President to determine the proper amount, if any, to reduce late fees and interest owed by property owner(s) under the Third Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges, and instructed Mr. Urkoski to provide the President additional information as needed to make such determination. Director Kershisnik asked that the Board be kept apprised of the conclusion of the research.

### OTHER BUSINESS

**August meeting date**: Following discussion, the Board determined to reschedule the August meeting from August 1<sup>st</sup> to August 8<sup>th</sup> at 6:00 p.m.

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### ADJOURNMENT

Upon a motion duly made by Director Price, seconded by Director Rau and, upon vote, unanimously carried, the Board adjourned the meeting at 8:06 p.m.

Respectfully submitted,

DocuSigned by:  
By Randy Bauer  
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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 May 9, 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  
715F75CB30EC4B5...  
David Greher



**Certificate Of Completion**

Envelope Id: 44923EDD2DB24539A409040C0B08F5DC	Status: Completed
Subject: Reuion MD : Minutes 05-09-2023 RMD - Final.pdf	
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Client Number: A523274-OS01-2023	
Source Envelope:	
Document Pages: 8	Signatures: 2
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
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	IP Address: 24.9.186.151

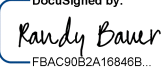
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**Signer Events**

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

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sluetjen@cegrlaw.com  
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