

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
SEPTEMBER 18, 2023

A special meeting of the Board of Directors of the Reunion Metropolitan District (referred to hereafter as the “Board”) was held on September 18, 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):

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

Also, In Attendance Were:

David Greher; Cockrel Ela Glesne Greher & Ruhland, P.C.
Matt Urkoski, Anna Jones, Shelby Clymer and Curtis Bourgouin;
CliftonLarsonAllen LLP (“CLA”)
Bill Kyriagis; Otten Johnson
Curtis Hain; MSI
Raul Martinez; Reunion Metropolitan District
Greg Doyle and Kimberly Armitage; YMCA
Ty Holman; Haynie & Co.
Aaron Clutter; JR Engineering
Scott Davis, Roger Japp and Ryan Keefer; North Range Metropolitan District
No. 1
Ronna Sanchez; North Range Metropolitan District No. 2
Jessica Reynolds; Wolfersberger, LLC
Adi X, Amelia X, Aric Fowler, Danielle Suzuki, Erick Stowe, Justin Suzuki,
Ryan Keefer, Steven Douglas, Trevor Steen, members of the public.

ADMINISTRATIVE MATTERS

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

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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 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.

2022 Audit: Ty Holman reviewed the 2022 Audit with the Board. Ms. Clymer provided additional detail. Following review and discussion, upon a motion duly made by Director Kershnik, seconded by Director Rau and, upon vote, unanimously carried, the Board accepted the 2022 Audit and authorized execution of the Representation Letter.

Public Comment: Ryan Keefer indicated he felt that the budget hearing was premature. He further commented on the \$500,000.00 budgeted for legal.

Steve Douglas asked about the size of the Southlawn pool and why the District is not building more amenities for the growing size of the community. He also noted the budget does not reflect the updated assessed valuations of the homes in the community.

Trevor Steen discussed the pool use and related limitations, noting he feels the YMCA is mismanaging the activities.

Aric Fowler noted his disagreement with the proposed budget.

Jessica Reynolds indicated there is a Gallery HOA meeting this evening.

Danielle Suzuki asked that another night be selected for the Reunion meetings and commented on the landscaping.

Amelia X reported concerns in listening to the comments tonight, frustration that questions or issues are brought up and a response is not received. She further noted that for the purpose of everyone's time she understood not being able to answer questions/concerns in this forum; however it would be helpful to have transparency in how responses will be received.

Ronna Sanchez asked about who is on the HOA board. Ms. Sanchez also asked about lowering the mill levy and the payment to litigation.

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CONSENT AGENDA

Minutes from the August 8, 2023 Special Meeting:

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.

MANAGER MATTERS

Proposal from All City Floors, Co. for additional scope of services for the rec center gym floor replacement in the amount of \$145,208.00: This item was tabled until the repair amount and insurance coverages are clear. It was noted an independent engineer is reviewing the damage and will make a recommendation to the insurance team as to the cause of the damage.

FINANCIAL MATTERS

Fee Study; Consider adoption of Resolution Regarding Proposed Fees for Reunion Ridge Filing 1, Amendment 2 (within North Range MD No. 3): Ms. Clymer reviewed the various funds with the Board. Following review and discussion, upon a motion duly made by Director Rau, seconded by President Price and, upon vote, unanimously carried, the Board adopted the Resolution Regarding Proposed Fees for Reunion Ridge Filing 1, Amendment 2 (within North Range MD No. 3).

Public Hearing on proposed 2024 Budget: The Board opened the public hearing at 7:17 p.m. to consider the proposed 2024 Budget. [Opening and closing a hearing is not an official action of the Board]

It was noted that publication of Notice stating that the Board would consider the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

Ms. Clymer reviewed the 2024 proposed Budget with the Board.

Ryan Keefer inquired about the increase of management fees, dead trees and bond payments.

Steve Douglas inquired about the HOA fees, litigation costs and water usage. He suggested xeric landscaping.

Scott Davis inquired about the 4-year projection and mill levy changes.

Roger Japp inquired about the increased mill levies, post packet information and how the Board chose to meet.

The public hearing was closed at 7:44 p.m.

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ENGINEER
MATTERS

Resolution to Adopt the 2024 Budget, Appropriate Sums of Money and to Set Mill Levies: This item was deferred.

LEGAL MATTERS

None.

Executive Session 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 President 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, budget and finance issues, and other matters related to North Range Metropolitan District Nos. 1, 2 and 3 at 7:47 p.m.

The Board exited out of executive session at 8:10 p.m.

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

OTHER BUSINESS

Upon a motion duly made by Director Rau, seconded by Director Kershisnik and, upon vote, unanimously carried, the Board determined to set a special meeting on Tuesday, September 26, 2023 at 6:00 p.m.

ADJOURNMENT


Upon a motion duly made by Director Kershisnik, seconded by Director Rau and, upon vote, unanimously carried, the Board adjourned the meeting at 8:20 p.m.

Respectfully submitted,

DocuSigned by:
By Randy Bauer
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Secretary for the Meeting

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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 September 18, 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 
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David Greher