

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

MARABOU RANCH METROPOLITAN DISTRICT

Held: Friday, January 12, 2024, at 2:00 p.m.

This meeting was held via teleconference.

Attendance

The special meeting of the Board of Directors of the Marabou Ranch Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

James DeFrancia
David M. Blandford
Teresa L. VanOrden
Marlin B. Dailey, Jr.
Rudi P. Fronk

Also present were: Trisha K. Harris, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Scott Bell, District Manager; and Jon Erickson and Cheri Curtis, District Accountants, Marchetti & Weaver, LLC; Jeff Busby, Karen Whitney, Don VanOrden, Rick Fort and Phillip Galbreath, members of the public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and Director DeFrancia called the meeting to order at 2:01 p.m.

Conflict of Interest Disclosures

Ms. Harris advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Harris inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Director DeFrancia presented the proposed agenda to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda.

Public Comment

None.

Consent Agenda

Director DeFrancia presented the items on the consent agenda to the Board. Director DeFrancia advised that any item can be removed from the consent agenda to the regular agenda upon a request from any Director. Upon a motion duly made, seconded and unanimously carried, the Board approved, adopted and ratified the following items:

- Special Meeting Minutes from the November 15, 2023 Meeting

Manager Matters

Update on Ongoing
Projects

Inperpretive Signs

Mr. Bell reported that the signs are being fabricated now and will be installed in the spring.

Entry Sign

Mr. Bell reported that the sign is being fabricated now and then will be installed.

River Repairs

Mr. Bell reported that all river repairs have been completed, including the area to the north by Mr. Busby's property, which was completed about a week ago.

Discuss Possible Chip Seal
Project for Marabou Loop /
Other Roadways

Scott reported on different options available including doing a chip seal at a cost of \$3.50 per square yard. If just Marabou Loop were done, the cost would be approximately \$160,000. If all roads were done, it would cost approximately \$830,000. The Board engaged in discussion regarding various options and timing given construction traffic that is expected to be ongoing in the future as more homes are built in the community. The Board also discussed options for imposing fees on those constructing homes or overall to build a reserve for future road repairs. Mr. Busby addressed the Board regarding Wild Iris still not having any asphalt installed. The Board acknowledged that the completion of that was a developer obligation, but that the District would consider completing that work in the near future and not waiting until the District completes the second lift of asphalt on all roads. As a result of the discussion, the Board set out the following direction:

- No chip sealing to be done at this time
- Crack sealing will be done as needed, with Mr. Bell to

- get an estimate for that work
- Mr. Bell is to get an estimate of the cost to do the first 1” lift of asphalt on Wild Iris

Other Business

Director DeFrancia discussed looking at bringing fiber optic into the community. Ms. Harris advised that this is likely not a service the District can provide, but she will review the matter.

Adjournment

There being no further business to come before the Board and following discussion and upon motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting at 2:57 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



Teresa vanOrden (Mar 26, 2024 21:46 CDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of March, 2024.