
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of the Board of Directors of Sunlight Metropolitan District July 8, 2021

A Regular Meeting of the Board of Directors of Sunlight Metropolitan District, Routt County, Colorado, was held Thursday, July 8, 2021 at 8:30 a.m. Due to the pandemic the meeting was held virtually via Zoom.

Attendance The following Directors were present and acting:

- Todd Pedersen
- Bert Svendsen
- Jeremy MacGray
- Tom Fox
- Matt Tredway

Also in attendance were:

- Jim Beers, Owner Lot 34
- Richard & Mary Johnston, Owners Lot 16
- Charles Petty, Owner Lot 40
- Karen & David Selden, Owners Lot 47
- Ben Wilhelm & Bryan Ayer, Commercial Property Group
- Alan Pogue, Icenogle Seaver Pogue
- Eric Weaver, Marchetti & Weaver, LLC
- Debbie Braucht, Marchetti & Weaver, LLC, Secretary for the Meeting

Call to Order The Meeting of the Board of Directors of Sunlight Metropolitan District was called to order by Chairman Pedersen, noting a quorum was present.

Conflicts of Interest The requirements of Colorado law are 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 that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors.

Consideration of Agenda No changes were made to the Agenda.

Public Comment

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There was discussion of recording the Board meetings. Mr. Weaver stated the minutes, as approved by the Board of Directors, are the official record of action taken and it is very uncommon for Metro Districts to record their meetings. Mr. Pogue added that once the District decides to record the Board meetings they will be required to record them forever. No action was taken.

Minutes

Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve the April 8, 2021 meeting minutes as presented.

Sunlight Crossing and Sidewalk

There was discussion of the sidewalk at the end of Sunlight Drive close to the highway intersection. The new Housing Authority development has taken out a section of the sidewalk and added an entrance. Maintenance of that area was discussed.

Director Fox joined the meeting.

Operations Manager Report

There was discussion of next year's capital park and landscaping projects and an update on how the capital improvements made this year were doing.

There was discussion of damage to irrigation lines from construction. Commercial Property Group (CPG) has back-charged the contractor and will continue to do that if they can tell who did it.

The developer of Phase III has been paying CPG to hand water the newly planted trees in that area. The Phase III developer will overseed and add irrigation this year too.

The playground equipment and wood chips were discussed as were future capital project requests.

Director Tredway joined the meeting.

Ratification of Filing 3 Trail, Irrigation and Drainage Easements

Director MacGray stated the Filing 3 Plat has been recorded and on the plat notes there were dedications to the Sunlight Metropolitan

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District for trails, drainage and irrigation easements. Upon motion duly made and seconded it was unanimously

RESOLVED to ratify the dedication of easements recorded on the Filing 3 Plat.

Financial Statements

Mr. Weaver explained how the valuation of property has a two-year lag and because of the way the property is valued the District will not see the full effect of new construction for a couple of years. Between now and then the budget will reflect the need for a developer advance to cover operating shortfalls. Looking at the preliminary 2022 Budget Mr. Weaver stated 2021 was really the first full year of operations so they will work on fine tuning the 2022 Budget for adoption at the October meeting.

Director Pedersen asked if there were any delinquent property taxes? Mr. Weaver explained any unpaid property taxes are sold by the Treasurer at the tax lien sale so all the taxes will be paid by December if there were any delinquencies.

Director Svendsen asked how the election question on the November ballot will affect the District? Mr. Pogue stated they will have an updated legal memo to circulate once the election is over.

Upon review and by motion duly made it was unanimously

RESOLVED to approve the February Financial Statements.

Accounts Payable

An Accounts Payable listing was provided to the Board prior to the meeting and upon motion duly made and seconded it was unanimously

RESOLVED to ratify the Accounts Payable.

Adjournment

There being no further business to come before the Board, upon motion duly made and seconded it was unanimously

RESOLVED to adjourn the meeting of the Sunlight Metropolitan District Board of Directors held July 8, 2021.

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Respectfully Submitted,

Debbi Beach

Secretary to the Meeting