
RECORD OF PROCEEDINGS

Minutes of the Special Meeting of the Board of Directors of Sunlight Metropolitan District July 20, 2023

A Special Meeting of the Board of Directors of Sunlight Metropolitan District, Routt County, Colorado, was held Thursday, July 20, 2023 at 12:30 p.m. This meeting was held virtually via Zoom.

Attendance The following Directors were present and acting:

- Jeremy MacGray
- Gregory Patton
- Ryan Bramwell
- Charis Petty
- Alan Goldich

Also in attendance were:

- Jim Beers, Property Owner
- Bryan Ayer & Ben Wilhelm, Commercial Property Group
- Jon Erickson, Marchetti & Weaver, LLC

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

Conflicts of Interest The Directors acknowledged that there were no potential conflicts of interest with the items on the agenda.

Consideration of Agenda Consideration of adding a fee for unanticipated landscaping charges was by motion duly made and seconded unanimously

RESOLVED to be added to the Agenda.

Public Comment Mr. Beers asked that meeting dates be better communicated to the public. The Board directed Commercial Property Group (CPG) and Marchetti & Weaver to coordinate that better by using CPG's database and calendar.

Discussion and Approval of Backflow Irrigation Work Mr. Erickson and Mr. Ayer updated the Board on work already completed by Native Excavating and Western States with unbudgeted costs to date of ten thousand nine-hundred eleven dollars (\$10,911). Mr. Ayer added the City would not turn the irrigation water back on until the taps had been raised above ground level. The Board asked if additional work and costs were needed since the taps were now above ground near the playground.

RECORD OF PROCEEDINGS

Sunlight Metropolitan District July 20, 2023 Meeting Minutes

Mr. Ayer said yes, cages have been ordered with an additional cost of fifteen hundred to two thousand dollars (\$1,500-\$2,000). The Board discussed the process for these repairs and the impact on the budget decreasing the fund balance since none of these costs were budgeted for 2023. Upon discussion and by motion duly made and seconded it was unanimously

RESOLVED to ratify the expenditure ten thousand nine-hundred eleven dollars (\$10,911) to raise the backflow preventers and approve the installation of cages for around \$2,000 to comply with the City of Steamboat Springs requirements.

Dog Park Retention Pond Required Maintenance

Mr. Ayer updated the Board on the City's requirements for retention pond maintenance at the dog park. Director Goldich stated there was no getting around it this work had to be done. Director Patton about the estimate from Native Excavating for six thousand eight hundred seventy-nine dollars (\$6,789.00) and would this too turn into another ten thousand dollar expense? Mr. Ayer stated he was of the opinion this was a solid quote for the work. After discussion and by motion duly made and seconded it was unanimously

RESOLVED to approve of the work to the retention pond at the dog park to comply with the City of Steamboat Springs requirement.

Soil and Grass Seed between Lots 63 and 77

Mr. Ayer stated, in his opinion, the area between lots 63 and 77 really needed topsoil and grass seed. He estimated the cost to be approximately thirty-five hundred (\$3,500) dollars. Additionally, there are seven trees that need to be replaced after suffering damage from snow plowing. The estimated cost for those would be eight hundred dollars (\$800) per tree. There was discussion and Director MacGray stated he had some topsoil and CPG added they had grass seed. Director MacGray stated his company would cover the cost and work to add topsoil and re-seed the area. The Board agreed the City should contribute to the tree replacement cost so no action on tree replacement will be taken at this time.

Potential Fee

Director Patton suggested because of all the unbudgeted costs he would like to suggest implementing a one-time fee. He estimates the District would need to raise twenty-three thousand dollars (\$23,000) just to cover the costs just discussed. There was discussion of when such a fee would need to be implemented now or for the 2024 Budget. Directors Patton and MacGray were of the opinion the fee would need to be implemented now

RECORD OF PROCEEDINGS

Sunlight Metropolitan District July 20, 2023 Meeting Minutes

to cover the costs approved at this meeting. Mr. Beers commented he was of the opinion the District should run it's fund balance to the absolute minimum required under TABOR rather than implement a fee. Mr. Erickson stated he would have to research the District's ability to implement a fee. This would then require a special meeting to approve a Resolution drafted by legal counsel. After discussion, the Board directed Mr. Erickson to research the possibility of a fee and make preparations for Board approval and implementation.

Slope Failure

Director MacGray stated status of the slope failure has not changed since the May meeting where Native Excavating has submitted plans to the City and are awaiting approval.

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 20, 2023.

Respectfully Submitted,



Secretary to the Meeting