

**RECORD OF PROCEEDINGS
MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
LYONS RIDGE METROPOLITAN DISTRICT**

HELD: Tuesday, June 7, 2022, 2:00 p.m., at 6666 W. Quincy Ave. Denver, CO 80235.

ATTENDANCE:

A regular meeting of the Board of Directors of Lyons Ridge Metropolitan District, Jefferson County, Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Bruce Wiesley, Director
Katrien Singer, Director
Coleman Tuggle, Director
Mike Beasley, Director
Victor Roberto, Director

Also present were Ken Lykens of Shea Properties as General District Manager and Secretary to the Board; Cassie Thomas, Hannah Boldt, Andrew Adamowski, Eric Hecox, David Vasquez of Shea Properties; Margaret Henderson of CliftonLarsonAllen; Lisa Mayers of Spencer Fane LLP as Counsel for the District, and members of the public.

CALL TO ORDER:

It was noted that a quorum was present for the purpose of conducting a meeting of the Board of Directors of the Lyons Ridge Metropolitan District and the meeting was called to order at 2:06 p.m.

SLATE OF OFFICERS

The Board appointed Coleman Tuggle as President, Bruce Wiesley as Vice President, and Katrien Singer as Treasurer. Ken Lykens will remain Secretary to the board until the change in management companies is complete and a new manager is hired.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

Ms. Mayers noted that transactional disclosure statements for members of the Board had been filed with the Secretary of State and the Secretary of the District with regards to any actions taken by the Board at this meeting.

DISTRICT MATTERS:

1. Meeting Minutes. The Board reviewed the minutes of the regular meeting of the Board held on March 11, 2022 and the minutes of the special meeting of the Board held on May 2, 2022. Following discussion and upon motion duly made by Director

Wiesley, seconded by Director Singer, and upon vote unanimously carried, the Board approved the minutes as presented.

2. Pay Applications and First Quarter Financial Statement. Ms. Henderson reviewed the pay applications with the Board. Following review and upon motion duly made by Director Wiesley, seconded by Director Beasley, and upon vote unanimously carried, the Board approved the pay applications as presented.

Ms. Henderson reviewed the first quarter financial statements with the Board. Discussion was had regarding multiple budget line items related to landscaping. The Board requested financial revenue projections to be conducted. Following review and upon motion duly made by Director Tuggle, seconded by Director Wiesley, and vote unanimously carried, the Board accepted the first quarter financial statements.

3. Payables – Bill.com. Ms. Henderson presented the services provided by Bill.com with the Board. Following review and upon a motion duly made by Director Wiesley, seconded by Director Singer, and upon vote unanimously carried, the Board approved CliftonLarsonAllen to transition to Bill.com for pay applications and designated Directors Bruce Wiesley and Victor Roberto as signers.
4. Trademark Renewal. Ms. Mayers reviewed the trademark renewal with the Board. Following discussion and upon a motion duly made by Director Beasley, seconded by Director Wiesley, and upon vote unanimously carried, the Board approved renewing the trademark for Lyons Ridge.
5. District Management Selection. The Board reviewed the proposals and management companies interviewed. Following discussion, CliftonLarsonAllen was selected by the Board to manage the Metro District. Upon a motion duly made by Director Tuggle, seconded by Director Wiesley, and upon vote unanimously carried, the Board approved the proposal of CliftonLarsonAllen and instructed staff to begin work on the transition plan.
6. Approval of 2021 Audited Financials. Ms. Henderson reviewed the 2021 audited financials with the Board. Following review and upon a motion duly made by Director Tuggle, seconded by Director Wiesley, and vote unanimously carried, the Board approved the 2021 audited financials subject to no material modifications within the final report.
7. King Fisher Reservoir Restocking. Director Wiesley presented the proposal to the Board for the restocking of the King Fisher Reservoir. Following discussion and upon a motion duly made by Director Wiesley, seconded by Director Tuggle, and vote carried, the Board approved restocking the reservoir. Directors Roberto and Beasley opposed.

8. General Updates:

- a. 2022/2023 Snow Removal Contract. Ms. Thomas presented the three bids received regarding 2022/2023 Snow Removal. Staff recommended the Board continue to use Powell Restoration Inc. The Board expressed a desire to obtain additional bids from contractors located in Jefferson County. Following discussion, the item was tabled for discussion at a later date.
- b. Red Deer Trees. Director Singer gave an overview of the trees planted in District open space for the new Board members. Ms. Thomas reviewed the homeowner's response to the letter sent on behalf of the Board. After discussion, the Board directed staff to respond to the homeowner explaining the conditions for some trees to remain which includes that irrigation services would need to be installed by the District landscaper with the homeowner being responsible for all costs.
- c. Mt. Glennon Trees. Director Tuggle reviewed the tree issue with the Board. The Board will follow up with SaBell's regarding tree replacement on Mt. Glennon and throughout the community.
- d. Bergen Ditch Sign. Director Wiesley reviewed the Bergen Ditch sign with the Board. The Board discussed legal liability and the responsibility of the District to install a sign for this purpose. Following review and upon motion duly made by Director Wiesley, seconded by Director Singer, and vote carried, the Board approved the installation of the sign by Director Wiesley at a cost not to exceed \$500. Director Beasley opposed.
- e. Montane Pond Modifications. Mr. Lykens explained the necessary modifications needed to the three detention ponds in the East Valley (Montane) for stormwater purposes. The funding for these modifications will come from fees collected on lots that are exceeding the impervious area allotments.
- f. Tract D Stairs. Mr. Lykens and Mr. Vasquez updated the Board on the status of the project. It was noted that plans have been submitted to Jefferson County for review and approval. Following approval of the plans, the District will publicly bid the project. No action was taken.
- g. Homeowner Handbook. Director Singer updated the Board on the progress. She has been working with Lyons Ridge DRC members and District legal counsel on the draft guidelines. She will begin working with Director Roberto from the East Valley to create one document for both the East and West Valleys in the District.
- h. Little Libraries. Director Singer provided an update to the Board regarding the little library she has constructed for the West Valley. The Board reviewed her proposal and agreed that upon completion and installation the library would become District property. Following discussion and upon a motion duly made by Director Wiesely, seconded by Director Beasley, and following vote

unanimously carried, the Board approved the little library and costs associated with it up to \$250.

- i. Montane Playground. The Board discussed improvements requested for the playground in the East Valley (Montane). Mr. Lykens recommended the Board work with the new management company to obtain plans and evaluate the cost of modifying the playground. No action was taken.
9. Website. The Board discussed changes to the website made by staff and reviewed who would maintain the website after management services change. No action was taken.
10. Implementation of Committees. The Board discussed the process for creating Director led committees to review and approve projects related to designated concerns. The committees proposed included Budget and Legal, Landscape, and Communications. Following review and upon motion duly made by Director Tuggle, seconded by Director Beasley, and vote unanimously carried. The Board voted to implement a Landscape committee run by Director Singer and Director Roberto to review landscaping concerns in the East and West Valleys with SaBell's.
11. Future Meeting Location and Dates. The Board discussed future meeting dates and times to be decided with the new management company. The Board would like to conduct another Board meeting in July once the new management company is in place. No action was taken.

PUBLIC COMMENT:

Concerns were raised as to the speed people drive on Red Deer Drive in the West Valley and the impact on wildlife in the area. A homeowner requested the Board investigate installing signage to designate wildlife in the area and encourage caution while driving.

EXECUTIVE SESSION:

None.

OTHER BUSINESS:

No other business matters.

ADJOURNMENT:

It was noted that the next Board meeting is scheduled for Friday, October 14, 2022. There being no further business to come before the Board and upon motion duly made by Director Beasley, seconded by Director Wiesely, and vote unanimously carried, the Board adjourned the meeting at 4:10 p.m.

RECORD OF PROCEEDINGS
Lyons Ridge Metropolitan District
June 7, 2022

The foregoing Minutes constitute a true and correct copy of the minutes of the above-referenced meeting and were approved by the Board of Directors of the Lyons Ridge Metropolitan District.



Secretary to the Board