

# RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
LYONS RIDGE METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
AUGUST 23, 2022

A special meeting of the Board of Directors of the Lyons Ridge Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, August 23, 2022 at 1:30 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

## ATTENDANCE

### Directors In Attendance Were:

Coleman Tuggle; President  
Bruce Wiesley; Vice-President  
Katrien Singer; Treasurer  
Michael Beasley; Director  
Victor Roberto; Director

### Also, In Attendance Were:

Denise Denslow, Celeste Terrell & Margaret Henderson; CliftonLarsonAllen LLP  
David Vasquez; Shea Properties

## ADMINISTRATIVE MATTERS

**Call to Order, Disclosures and Potential Conflicts of Interest:** Director Tuggle called the meeting to order at 1:31 p.m. Ms. Denslow informed the Board that all required written disclosures of any conflict of interest were filed with the Secretary of State prior to the meeting.

**Confirm quorum, location and posting of meeting notices, approval of Agenda:** A quorum was confirmed and posting of meeting notices were acknowledged. Upon a motion duly made by Director Tuggle, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the Agenda as presented.

## CONSENT ITEMS

**Appoint Denise Denslow as Secretary to the Board:** Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Singer and, upon vote, unanimously carried, the Board appointed Ms. Denslow as Secretary to the Board.

**Minutes of the June 7, 2022 Regular Meeting:** Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Wiesley and,

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upon vote, unanimously carried, the Board approved the Minutes of the June 7, 2022 Regular Meeting.

**CliftonLarsonAllen LLP SOW for management services:** Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Beasley. and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP SOW for management services.

### DIRECTOR MATTERS

**Discussion and approval of removal of waste and other garbage from the five containers on Lyons Ridge and Montane sides:** Director Wiesley provided background information to the Board regarding the need for additional waste stations. He stated he has obtained pricing from Pet Scoop which was included in the packet. He noted he was able to meet with an additional contractor the day prior to the meeting, but has not yet received their quote. It is uncertain the ultimate scheduling need, but the pricing from Pet Scoop was quoted for a weekly basis. Discussion ensued.

Following discussion, upon a motion duly made by Director Beasley, seconded by Director Singer and, upon vote, unanimously carried, the Board approved to delegate the Landscaping Committee to contract with a vendor in an amount not to exceed \$3,000.

**Discussion and approval on selecting a contractor to move ahead on Tract D Stairs Project on the Lyons Ridge side:** Director Singer provided information from the on-site meeting with the bidders. The contractor meetings also brought to light the potential need for additional irrigation repairs, as well as a drainpipe adjacent to the stairs. Director Singer noted that Powell Restoration and JPL could both schedule within a week's time. Powell Restoration is already on site, and is the low bidder; the lower price point provides room for any necessary irrigation repairs and the additional drain. Director Singer also provided comments received from Jason Miner, PE of Miner & Company that recommended the contract be awarded to Powell Restoration. Discussion ensued.

Director Singer briefed the Board on the additional drainage pipe that was identified as likely necessary. Powell Restoration will provide pricing for the drain at \$4,812.75. Mr. Vasquez noted that Powell will provide a one year warranty; this will be clarified in the contract document. He stated additional input of Powell's familiarity with the site and the soils.

Following discussion, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved to award the contract to Powell Restoration in the amount of \$51,501.51 plus an additional \$4,812.75 for the drain with irrigation work to be billed at T&M, issue

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the Notice of Award, and subsequently the Notice to Proceed once the contract documents are finalized.

**Other:** None.

### OTHER BUSINESS

**Discuss time and location for in-person meeting in September:** The Board discussed several options including potentially more frequent, shorter on-line meetings to get through the pending action items. The Board will hold special meetings through the end of the year and identify their regular meeting schedule with the Annual Administrative Matters Resolution presented at the December Budget Hearing meeting.

**Other:** Director Roberto provided a quick update on the tree removal issue.

Director Wiesley noted that he is working on a cost to re-install the Bergen ditch sign that was knocked down.

### ADJOURNMENT

Upon a motion duly made by Director Wiesley, seconded by Director Beasley and, upon vote unanimously carried, the Board adjourned the meeting at 2:21 p.m.

Respectfully submitted,



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Secretary for the Meeting