

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
LYONS RIDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
FEBRUARY 13, 2023

A regular meeting of the Board of Directors of the Lyons Ridge Metropolitan District (referred to hereafter as the "Board") was convened on Monday, February 13, 2023 at 1:00 p.m. This District Board meeting was held at the Columbine Library, 7706 W. Bowles Avenue, Littleton, CO 80123. 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

Director Victor Roberto was absent and excused.

Also, In Attendance Were:

Denise Denslow, Celeste Terrell & Margaret Henderson; CliftonLarsonAllen LLP

Lisa Mayers; Spencer Fane LLP

There were seven homeowners in attendance: Mark Buhler, Mike Pusel, Liz Contadeluci, Eileen Kelly, Greg Ruhl, Dale Howell and Kate Scott

ADMINISTRATIVE MATTERS

Call to Order and Approval of Agenda: Director Tuggle called the meeting to order at 1:00 p.m. Upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board approved the Agenda as presented and excused the absence of Director Roberto.

Disclosures of Potential Conflicts of Interest: 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: A quorum was confirmed and posting of meeting notices were acknowledged via the website and on the bulletin board.

CONSENT ITEMS

Minutes of the December 5, 2022 Special Meeting: Upon a motion duly made by Director Beasley, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the Minutes of the December 5,

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2022 Special Meeting as amended pending change to include an Executive Session addition.

FINANCIAL MATTERS

Ratify Claims Totaling \$97,027.87: Ms. Henderson reviewed with the Board. Following review, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board ratified claims in the amount of \$97,027.87 as presented.

Consider Acceptance of December 31, 2022 Unaudited Financial Statements and Cash Position Schedule: Ms. Henderson reviewed the Financial Statements and Cash Position with the Board. It was noted that the ejector pump invoice in the amount of \$18,000 has not been received. Following review and discussion, upon a motion duly made by Director Singer, seconded by Director Tuggle and, upon vote, unanimously carried, the Board accepted the December 31, 2022 Unaudited Financial Statements and Cash Position Schedule as presented.

Other: None.

MANAGER MATTERS

Manager's Report: The Board reviewed the Manager's Report. There was discussion on where to relocate the sign in the Park, and the Board recommended the sign be moved 20 feet over into the rock area. Ms. Terrell will follow up with MFish on the sign relocation and the costs associated with the PVC pipe breakage that was caused by the sign installation.

Other: None.

ATTORNEY MATTERS

None.

DIRECTOR MATTERS

Consider Approval of Prospective Members of the Montane Design Review Committee:

- Allyson Connelly, Eileen Kelly and Kate Scott

Upon a motion duly made by Director Coleman, seconded by Director Beasley and, upon vote, unanimously carried, the Board approved the appointment of Allyson Connelly, Eileen Kelly and Kate Scott each for a one year term to the Montane Design Review Committee.

Consider Approval of the Montane Homeowners Handbook: Upon a motion duly made by Director Tuggle, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the Montane Homeowners Handbook pending final edits.

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Consider Approval of Shea Properties Agreement Concerning Delegation of Authority/Montane Design Review Committee: The Board discussed parcels still owned by Shea Properties and the items that need to be corrected in open spaces. The Board determined to create list of issues and send to Shea Properties. Following discussion, the Board deferred approval until movement can be made on issues that need to be corrected in open areas.

Consider Approval of Ambiente H2O Inc. Service Contract Renewal: The Board reviewed the Ambiente H2O Inc. Service Contract. Following review, upon a motion duly made by Director Tuggle, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the contract, subject to clarification on item D related to annual maintenance on the manhole filter.

Update on Star Proposal for Parks Project: Director Singer provided an update to the Board stating that an inspection will be done on February 21st for both playgrounds. She and Director Roberto will review the inspection report once received.

Discuss 2023 Landscape Maintenance Contract: The Board discussed the beauty bands mowing and decided to keep beauty band mowing. The Board also discussed the snow removal trigger and whether to change from a 2” trigger to a 1” trigger for next snow season. The Board determined to review the snow removal costs before next season and make a decision at that time.

Discussion of Improvements Not Compliant with ODP/Jeffco Restrictions: The Board discussed variances (non-compliant fences) that Shea Properties had approved which also require Jeffco approval. The approvals from Jeffco have not been obtained. The Board requested CLA to contact Jeffco on the non-compliant fences.

Ratify Approval of Merrick Proposal for Engineering Services related to Sanitary Sewer Force Main Evaluation: Upon a motion duly made by Director Beasley, seconded by Director Singer and, upon vote, unanimously carried, the Board ratified approval of the Merrick proposal for Engineering Services related to sanitary sewer force main evaluation at the projected not to exceed amount of \$4,000 as submitted.

Other: None.

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Public Comment: Ms. Contadeluci (Homeowner and Ambassador of the Wildlife Committee in Willowbrook) noted that the committee provides information and updates on wildlife conservation, and inquired how the

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committee newsletters could be sent out to the community. She informed the Board that the Wildlife Committee Newsletter will be sent to Director Tuggle to e-blast to Montane residents as well as be placed on the District website.

Director Singer inquired regarding a Spencer Fane LLP invoice. Attorney Mayers requested she send questions directly to her to be addressed.

Director Wiesley provided CLA with the Waste Management contract which had recently been located.

Upon a motion duly made by Director Tuggle, seconded by Director Singer and, upon vote, unanimously carried, the Board adjourned the meeting at 2:18 p.m.

ADJOURNMENT

Respectfully submitted,



Secretary for the Meeting