

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

HELD: Friday, October 18, 2019, at 2:00 p.m. at Red Rocks Country Club, 16235 W. Belleview Avenue, Morrison, Colorado 80465.

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:

Peter A. Culshaw, President
Michael A. Brown, Treasurer
John Kilrow, Assistant Secretary
Bruce Wiesley, Director
Catherine A. Hildreth, Director

Also present by were Eric Hecox of Shea Properties as General District Manager and Secretary to the Board; Cheri Radeker of Shea Properties; Jason Carroll of CliftonLarsonAllen, LLP as Accountant for the District; Matthew R. Dalton 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.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

Mr. Dalton noted that transactional disclosure statements for various 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 July 19, 2019. Following review and upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.
2. Pay Applications. The Board reviewed the pay applications. Following review and upon motion duly made, seconded, and unanimously carried, the Board approved the pay applications as presented.

3. Board Membership Discussion. Mr. Hecox reviewed the history of the Board membership, the Design Review Committee, and past transition efforts with the Board and members of the public. Discussion ensued regarding additional steps that can be taken to further the efforts.
4. 2020 Draft Budget and Set Budget Hearing. Mr. Carroll presented the draft 2020 budget to the Board. Mr. Hecox reviewed some details of the revenues and expenditures as well as the status of developer advances with the Board. Discussion ensued regarding the budget hearing. Following discussion and upon motion duly made, seconded, and unanimously carried, the Board approved setting the budget hearing for December 6, 2019.
5. 2020 Landscape Proposal. Mr. Hecox reviewed the 2020 landscape bids with the Board and recommended using ColoradoScapes, Inc. Following discussion and upon motion duly made, seconded, and unanimously carried, the Board approved the ColoradoScapes 2020 landscape proposal, subject to appropriate documentation by District Counsel.
6. General Updates. Mr. Hecox reviewed with the Board the October 18, 2019 memo regarding updates on the following items: Montane CRC, Up-lighting the Montane building, playground equipment, rules and regulations, gates on fences, capital projects, street signs on Lyons Ridge Road and Dinosaur Ridge Road, snow removal service, tract conveyance to the District and bear sightings. Mr. Hecox noted that bears have been spotted in the area and reminded members of the public to take precautions.
7. Calendar Approval for 2020. Mr. Hecox reviewed the proposed 2020 calendar with the Board. Following discussion and upon motion duly made, seconded, and unanimously carried, the Board approved the 2020 calendar as presented.

COMMUNITY COMMITTEE REPORT:

Director Wiesley stated that there hasn't been a lot of activity and that the review response is going smoothly.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

The Board heard comments and questions from the public and responded as appropriate.

EXECUTIVE SESSION:

Upon motion duly made, seconded and unanimously carried, the Board entered into executive session pursuant to Section 24-6-402(4)(b) C.R.S. to consult or receive legal advice from the attorney. Upon motion duly made, seconded and unanimously carried, the Board closed the executive session. Mr. Dalton stated for the record that the session was exclusively for the purpose of receiving legal advice. No action was taken.

OTHER BUSINESS:

None.

ADJOURNMENT:

It was noted that the next Board meeting is scheduled for Friday, December 6, 2019. There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting.

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