

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LYONS RIDGE METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
OCTOBER 31, 2022

A special meeting of the Board of Directors of the Lyons Ridge Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, October 31, 2022 at 10:00 a.m. This District Board meeting was at Lakewood Library, 10200 W. 20th Avenue, Lakewood, CO 80215. 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 (arrived at 10:24 a.m.)
Victor Roberto; Director

Also, In Attendance Were:

Denise Denslow, Celeste Terrell & Margaret Henderson; CliftonLarsonAllen LLP
Lisa Mayers; Spencer Fane LLP
Members of the Public; Yvonne Keller, Gary and Mary Duffens, Sandi Brown, Dale Howell, Christine Horan, Eileen Kelly and Colleen Kennedy Hunter

ADMINISTRATIVE MATTERS

Call to Order, Disclosures and Potential Conflicts of Interest: Director Tuggle called the meeting to order at 10:00 a.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 Roberto and, upon vote, unanimously carried, the Board approved the Agenda.

PUBLIC COMMENT

A question on dead grass and thistle growth was asked regarding when these areas would be sprayed and cut. The Board informed the residents that spraying will start March/April timeframe and they have begun working with SaBell’s on when the full mow will take place. They also informed the public that the size of bands to mow were discussed based on West Metro Fire’s

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recommendations. Another member of the public inquired about the snow removal on the trail. Director Roberto explained that the trail is not included at this time but can be added if needed. Another resident asked about payment to use the trail and Director Roberto informed the public that there are no fees to use trail in the Montane neighborhood.

An inquiry regarding xeriscaping areas if the turf needs replacement. The Board explained they have been working with SaBells on xeriscaping options. A final question regarding trees in Montane and water pooling. The Board suggested that SaBell's conducts a more thorough irrigation audit in the Spring.

CONSENT ITEMS

Minutes of the September 12, 2022 Special Meeting: Directors Tuggle and Singer noted that there were items that needed revised in the minutes. Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the Minutes of the September 12, 2022 Special Meeting as amended.

Ratify SaBell's Snow & Lawn Service, Inc. Snow Agreement for 10/22-5/23 Services: Upon a motion duly made by Director Tuggle, seconded by Director Roberto and, upon vote, unanimously carried, the Board ratify the SaBell's Snow Agreement as presented.

Ratify Pet Scoop, Inc. Agreement: Upon a motion duly made by Director Tuggle, seconded by Director Roberto and, upon vote, unanimously carried, the Board ratified the Pet Scoop, Inc. agreement as presented.

FINANCIAL MATTERS

September 30, 2022 Unaudited Financial Statements and October 2022 Cash Position Report: Ms. Henderson reviewed with the Board. Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Wiesley. and, upon vote, unanimously carried, the Board accepted the September 30, 2022 Unaudited Financial Statements and October 2022 Cash Position Report as presented.

Ratify Claims Totaling \$86,348.66: Ms. Henderson reviewed with the Board. Following review, upon a motion duly made by Director Tuggle, seconded by Director Singer and, upon vote, unanimously carried, the Board ratified claims in the amount of \$86,348.66 as presented.

Review Draft 2023 Budget: Ms. Henderson reviewed the draft 2023 Budget with the Board. Director Singer requested the ejector pump contract costs to be added as this gets paid at the end of each year. She also noted that the O&M labor needs to be taken down to zero, miscellaneous items need to be split and have funds placed into a separate technology and communications

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line item. Director Wiesley asked on replacement of fencing in 10 years and would like funds going into the reserve account to pay for this project. He also stated that drainage ponds will need gutting and cleaning. Director Roberto explained that proposals have been received from SaBells. Ms. Henderson informed the Board that she can move some of the ending fund balance into emergency reserves and earmark that amount for future reserve expenses.

Further question on the CLA management fee and what is out of scope. Ms. Denslow will follow up with the Board on what items would be considered out of scope. Director Singer also had questions on DRC and Shea contracts, and Ms. Henderson stated she will follow up.

MANAGER MATTERS

Update on Willow Brook Sewage Smell: Ms. Denslow informed the Board that meeting has not yet taken place and the group has not responded on meeting times. She will contact Willow Brook directly. Director Singer asked about the Rules and Regulations, and Attorney Mayers confirmed that the District does not maintain water and sewer. Director Singer noted that grinder systems are maintenance responsibility of the owner, and Attorney Mayers stated she will confirm the acceptance items and Rules and Regulations.

Other: None.

ATTORNEY MATTERS

Review and Consider Acceptance of Lot 20, Block 8 (a/k/a Tract C), Lyons Ridge Filing 2 (former Directors' Parcel): Attorney Mayers reviewed with the Board. Following review, upon a motion duly made by Director Beasley, seconded by Director Singer and, upon vote, unanimously carried, the Board accepted Lot 20, Block 8 (a/k/a Tract C), Lyons Ridge Filing 2 (former Directors' Parcel) as presented.

Other: None.

DIRECTOR MATTERS

Update on Homeowner's Handbook and Study Session: Director Singer reviewed the Homeowner's Handbook with the Board. She noted that once approved, the new handbook will be posted on the website. Discussion regarding paint schemes ensued, and the Board determined it must be one of the approved color schemes. A question regarding short term rentals was raised. Attorney Mayers explained what enforcement the District can have regarding short term rentals. The Board will review the draft handbook and provide feedback to Director Singer.

Approval of Signage in District Areas and Update on Parks and Trails Signage: It was noted that the homeowner would need to ask for permission

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from the Board to put signs on District areas.

Other – Update on Montane Playground: Director Roberto informed the Board that the playground project will be completed to make the playground more usable for school aged children. He stated that a meeting took place with CLA to discuss options and expectations. CLA will be contacting Star Playgrounds to schedule a site visit and have them provide three options with different price points to present to the Board.

OTHER BUSINESS

Confirm Quorum for Next meeting – December 5, 2022 at 1:00 p.m. via Microsoft TEAMS: The Board confirmed a quorum for December 5, 2022 at 1:00 p.m. via Microsoft TEAMS.

Other: None.

ADJOURNMENT

Upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board adjourned the meeting at 12:15 p.m.

Respectfully submitted,



Secretary for the Meeting