

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LYONS RIDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
DECEMBER 5, 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, December 5, 2022 at 1:00 p.m. This District Board meeting was via Microsoft TEAMS. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Coleman Tuggle; President
Katrien Singer; Treasurer
Michael Beasley; Director
Victor Roberto; Director

Director Bruce Wiesley was absent and excused.

Also, In Attendance Were:

Denise Denslow, Celeste Terrell & Margaret Henderson; CliftonLarsonAllen
LLP
Lisa Mayers; Spencer Fane LLP
There were four homeowners in attendance.

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 Roberto and, upon vote, unanimously carried, the Board approved the Agenda as amended to include an Executive Session at the end of the meeting if needed.

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.

Approval of 2023 insurance renewal. Adoption of documents needed to obtain or maintain insurance coverage through the Colorado Special Districts Property and Liability Pool and T. Charles Wilson Risk Management and authorize continued membership in the Special

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District Association: Ms. Denslow reviewed the 2023 insurance with the Board. Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board approved the 2023 insurance renewal and 2023 membership in the Special District Association.

Introduction of New DRC Members and Appointment of Committee Members: Director Singer provided an introduction of Barney Hamann for consideration of appointment to the DRC. Following discussion, upon a motion duly made by Director Singer, seconded by Director Roberto and, upon vote, unanimously carried, the Board appointed Colleen Kennedy Hunter, Eliza Graham, Jim Duca, Roy Goldie, and Barney Hamman to DRC for 2023.

CONSENT ITEMS

Minutes of the October 31, 2022 Special Meeting: Upon a motion duly made by Director Tuggle, seconded by Director Singer and, upon vote, unanimously carried, the Board approved the Minutes of the October 31, 2022 Special Meeting as presented.

FINANCIAL MATTERS

Ratify Claims Totaling \$29,155.86: 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 \$29,155.86 as presented.

Conduct Public Hearing to Consider Amendment of 2022 Budget, if necessary and Consider Adoption of Resolution to Amend 2022 Budget: Ms. Henderson informed the Board that a 2022 Budget amendment is not needed.

Conduct Public Hearing on the Proposed 2023 Budget and Consider Adoption of Resolution No. 2022-12-01, to Adopt the 2023 Budget, Appropriate Sums of Money and Set Mill Levies: Director Tuggle opened the public hearing at 1:12 p.m. It was noted that publication of Notice stating that the Board would consider approval of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing. Director Coleman closed the public hearing at 1:16 p.m.

Director Tuggle provided an overview of the changes to the 2023 proposed Budget. Director Beasley expressed his concerns regarding the property tax revenue. Following discussion, upon a motion duly made by Director Roberto, seconded by Director Beasley and, upon vote, unanimously carried, the Board approved the 2023 Budget and Adoption of Resolution No. 2022-12-01, to Adopt the 2023 Budget, Appropriate Sums of Money and Set Mill Levies.

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Authorize District Accountant to prepare DLG-70 Certification of Tax Levies form for Certification to the Board of County Commissioners and other interested parties: Ms. Henderson provided an overview of the DLG-70 Certification of Tax Levies process with the Board. Upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.

Appointment of Board Member to sign the DLG-70 Certification of Tax Levies: Ms. Henderson informed the Board of the signage process of the DLG-70 Certification of Tax Levies and requested that the Board appoint a member to sign the form before the CLA filing process. Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Singer and, upon vote, unanimously carried, the Board appointed Director Singer to sign the DLG-70 Certification of Tax Levies.

Consider Approval of Engagement Letter with Dazzio & Associates, PC to perform 2022 Audit: Ms. Henderson reviewed the engagement letter with the Board. Following review, upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board approved the engagement letter with Dazzio & Associates, PC to perform 2022 Audit as presented.

MANAGER MATTERS

Consider Adoption of Resolution No. 2022-12-02, Regarding 2023 Administrative Matters: Attorney Mayers reviewed the resolution with the Board. Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-02 Regarding 2023 Administrative Matters as amended to reflect meetings to be held in February, May, September and December.

Consider Approval of CliftonLarsonAllen LLP Statements of Work: Ms. Denslow provided an overview with the Board. The Board noted that the payroll services items are to be removed. Following review, upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP Statements of Work, subject to final review by Director Tuggle.

Other: None.

ATTORNEY MATTERS

Review and Consider Shea Properties request of Amendment to June 2021 Agreement Concerning Delegation of Authority as it relates to the

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Montane Design Review Committee: The Board discussed and will consider, but noted they need to have five residents in place and trained to take over DRC from Shea Properties. Director Tuggle will communicate the logistics with Shea Properties.

Consider Adoption of Resolution 2022-12-03 Calling a Regular Election for Directors on May 2, 2023, Appointing the DEO and Authorizing the DEO to perform all task required for the conduct of a mail ballot

election: Attorney Mayers reviewed the 2023 Election process with the Board noting that Director Singer and Wiesley's positions are expiring in 2023. Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Singer and, upon vote, the Board adopted Resolution 2022-12-03 Calling a Regular Election for Directors on May 2, 2023, Appointing the DEO and Authorizing the DEO to perform all task required for the conduct of a mail ballot election as presented.

Consider Adoption of Resolution No. 2022-12-04 providing for Directors'

Exclusion from Workers Compensation Coverage: Attorney Mayers reviewed with the Board. Upon a motion duly made by Director Tuggle, seconded by Director Singer and, upon vote, the Board adopted Resolution 2022-12-04 providing for Directors' Exclusion from Workers Compensation Coverage.

Other: None.

**DIRECTOR
MATTERS**

Finalize Homeowner's Handbook and the new guidelines for the west

valley: Director Beasley discussed the artificial turf guidelines and stated it is not recommended to run the sprinklers, but recommends to have smell prohibit underlayment system. Director Singer will revise the wording to smell mitigation requirements. Director Singer explained the additional revisions to the guidelines and stated she would like to know what the price would be to print and mail to all the west valley residents along with a cover letter explaining new handbook and including fees are no longer required for DRC requests. Director Singer will finalize and send to the Board and Attorney Mayers for final review before CliftonLarsonAllen LLP mails the handbook to the residents.

Following discussion, upon a motion duly made by Director Beasley, seconded by Director Roberto and, upon vote, unanimously carried, the Board approved the updated guidelines and the mailing to the west valley residents, subject to final review.

Update and discussion on the grinder pumps/Willowbrook sewer smell

issue: Ms. Denslow noted that she and Director Wiesley met with

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Willowbrook and Ambient. She informed the Board that Willowbrook has been flushing lines quarterly and has installed a filter at the manhole to help mitigate smell. Mr. Greg Rada spoke with the wastewater engineer who explained that the filter is not working, and he recommended a drop-leg solution. Mr. Rada sent the recommendation provided by the engineer to Willowbrook for consideration, but has not yet received a response.

Executive Session: Following discussion, upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board entered into Executive Session at 2:30 p.m.

Upon a motion duly made by Director Beasley, seconded by Director Singer and, upon vote, unanimously carried, the Board adjourned out of Executive Session at 2:44 p.m.

No action was taken during Executive Session.

Update on Parks Project: Director Roberto provided an update to the Board informing them he and Director Singer met with the Star Playgrounds representative. He stated that the Montane playground needs to be resurfaced and Star will be providing a proposal.

Other: Director Singer provided a DRC and covenant control update to the Board.

OTHER BUSINESS

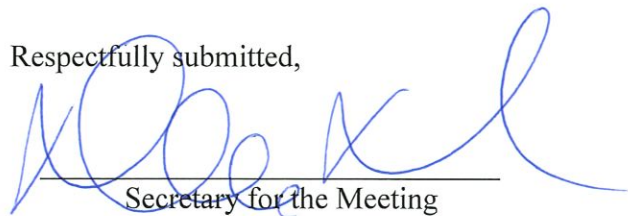
Other: None.

Public Comment: None.

ADJOURNMENT

Upon a motion duly made by Director Tuggle, seconded by Director Roberto and, upon vote, unanimously carried, the Board adjourned the meeting at 2:45 p.m.

Respectfully submitted,



Secretary for the Meeting