

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
LYONS RIDGE METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
MAY 11, 2023

A regular meeting of the Board of Directors of the Lyons Ridge Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, May 11, 2023 at 1:00 p.m. This District Board meeting was held at the Red Rocks Elementary School Library, 17199 CO-74, Morrison, CO 80465. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Director Michael Beasley was absent and excused.

Also, In Attendance Were:

Denise Denslow & Margaret Henderson; CliftonLarsonAllen LLP
There were five homeowners in attendance: Eileen Kelly, Dale & Patti Howell, Jim Duca and Lin Giemptro

ADMINISTRATIVE MATTERS

Call to Order and Approval of Agenda: Director Tuggle called the meeting to order at 7:01 p.m. Upon a motion duly made by Director Roberto, seconded by Director Tuggle and, upon vote, unanimously carried, the Board approved the Agenda as presented and excused the absence of Director Beasley.

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 all four bulletin boards.

CONSENT ITEMS

May 2, 2023 Election Results: Director Tuggle apprised the attendees of the election results noting that Directors Singer and Wiesley were re-elected for a four-year term.

- 1. Election of Officers:** Upon a motion duly made by Director Tuggle,

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seconded by Director Roberto and, upon vote, unanimously carried, the Board approved the following slate of officers:

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

Minutes of the February 13, 2023 Meeting: Upon a motion duly made by Director Tuggle, seconded by Director Roberto and, upon vote, unanimously carried, the Board approved the Minutes of the February 13, 2023 Regular Meeting as amended to reflect the correct date in the header of the first page.

FINANCIAL MATTERS

Ratify Claims Totaling \$71,971.56: Ms. Henderson reviewed with the Board. Following review, upon a motion duly made by Director Tuggle, seconded by Director Roberto and, upon vote, unanimously carried, the Board ratified claims in the amount of \$71,971.56 as presented.

Consider Acceptance of March 31, 2023 Unaudited Financial Statements and Cash Position Schedule: Ms. Henderson reviewed the Financial Statements and Cash Position with the Board. Director Tuggle inquired about the interest earnings on cash. Discussion ensued regarding options for higher yields. Ms. Henderson noted she will inquire with Vectra Bank about rates. Following review and discussion, upon a motion duly made by Director Tuggle, seconded by Director Roberto and, upon vote, unanimously carried, the Board accepted the March 31, 2023 Unaudited Financial Statements and Cash Position Schedule as presented.

MANAGER MATTERS

Manager's Report: The Board reviewed the Manager's Report. There was discussion regarding the fencing variance issue. CLA will follow up on the sign move and ensure the District is not bearing the repaired irrigation lines. Additionally, a report was made regarding the odor issue and Merrick will follow up when the issue resumes.

ATTORNEY MATTERS

None.

DIRECTOR MATTERS

Consider Approval of Shea Properties Agreement Concerning Delegation of Authority/Montane Design Review Committee: Director Tuggle briefed the Board on the status of this process. Director Singer also commented on the process for design review on the Montane side and the desire to move it soon. Following discussion, upon a motion duly made by Director Tuggle,

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seconded by Director Roberto and, upon vote, unanimously carried, the Board approved the Shea Properties Agreement Concerning Delegation of Authority/Montane Design Review Committee.

Update of Landscaping Plans: It was noted that the spraying for broadleaf has begun as well as thistles, and there will be monitoring of the thistles throughout the summer. Irrigation startup had some issues, but will be fixed within the next week or so. The Landscaping Committee is also looking at other options for mulch that would provide a longer term use.

Update of Playgrounds: Director Roberto informed the Board on the bids for resurfacing (\$35K to \$75K). Discussion followed regarding the initial installation and lack of available documentation. The Landscaping Committee also received a proposal for soft surface installation on the Montane side. The District will send a letter to document the deficiencies and request for Shea funding.

Update of Improvements Not Compliant with ODP/Jeffco Restrictions: Previously discussed.

Update on Sewer Issue: Previously discussed.

Discussion on Property Valuation within the District: Ms. Henderson provided a high level summary of the current legislation. The Board will stay apprised of this issue.

Consideration and Approval of Legal Counsel for the District: Discussion took place regarding the potential change in legal counsel to address any concerns about conflicts with representation during Shea's time on the District Board. The Board discussed options and following discussion, upon a motion duly made by Director Tuggle, seconded by Director Roberto and, upon vote unanimously carried, the Board voted to engage Collins/Cole/Flynn/Winn/Ulmer as legal counsel.

Discussion of Implementing a District-wide Email List: Discussion determined that the email list would be generated by the web site, via a QR code. Discussion followed regarding how connecting with neighbors and creating a stronger sense of community, increased safety follows.

Other Director Matters: Director Wiesley noted that the Bergen sign still needs to be installed, and that there are cracks in the streets that need attention from Jeffco. Discussion also followed regarding the storm drainage ponds and the work being done on Belleview that could create problems in the future.

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OTHER
BUSINESS

Public Comment: There were no public comments.

Other: Director Tuggle says the Montane Handbook is ready to go.

ADJOURNMENT

Upon a motion duly made by Director Tuggle, seconded by Director Roberto and, upon vote, unanimously carried, the Board adjourned the meeting at 8:40 p.m.

Respectfully submitted,



Secretary for the Meeting