

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
LYONS RIDGE METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
SEPTEMBER 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 Wednesday, September 13, 2023 at 7:00 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  
Katrien Singer; Treasurer  
Victor Roberto; Director  
Michael Beasley; Director

Director Bruce Wiesley was absent and excused.

#### Also, In Attendance Were:

Denise Denslow, Celeste Terrell & Thuy Dam; CliftonLarsonAllen LLP  
Bart Miller; Collins/Cole/Flynn/Winn/Ulmer  
Shaun Hannon; SaBell’s Snow & Lawn Service, Inc.  
There were 17 homeowners in attendance: Eileen Kelly, Dale & Patti Howell, Chuck Koske, Mike Pursel, Gary Duffens, Lin Giampietro, Deb Tuggle, Mark Buhner, Tom & MaryLou Visosky, John Gordon, Ron Ciarallo, Steve Endres, Gregory Rada, Allyson & Coy Connelly

### 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 Beasley, seconded by Director Singer and, upon vote, unanimously carried, the Board approved the Agenda as presented and excused the absence of Director Wiesley.

**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.

## RECORD OF PROCEEDINGS

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### CONSENT ITEMS

**Minutes of the May 11, 2023 Meeting:** Upon a motion duly made by Director Roberto, seconded by Director Singer and, upon vote, unanimously carried, the Board approved the Minutes of the May 11, 2023 Regular Meeting as presented.

### FINANCIAL MATTERS

**Ratify Interim Claims Totaling \$135,298.15:** Following review, upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board ratified interim claims in the amount of \$135,298.15 as presented.

**Consider Acceptance of June 30, 2023 Unaudited Financial Statements and Cash Position Schedule:** Ms. Dam reviewed the Financial Statements and Cash Position with the Board. Following review and discussion, upon a motion duly made by Director Tuggle, seconded by Director Singer and, upon vote, unanimously carried, the Board accepted the June 30, 2023 Unaudited Financial Statements and Cash Position Schedule as presented.

**Discussion Regarding Next Year's Budget, Update on Expected Tax Receipts, and Establishing a Longer-Term Budget Process:** The Board stated they would like a budget work session to be scheduled after election on November 7<sup>th</sup>. Director Beasley stated he would like to have a 5-year outlook added to the budget to help plan for long term expenses. Director Tuggle noted that he will circulate dates to the Board for a planned work session.

### MANAGER MATTERS

**Manager's Report:** Ms. Terrell provided an update on design review applications and violations, noting that the non-compliant fence has been removed. She also informed the Board that the Montane DRC has been fully set up. She informed the Board that Eliza Graham is no longer on the Lyons Ridge DRC, and Larry Pinsinski has filled that vacancy. Following discussion, upon a motion duly made by Director Singer, seconded by Director Beasley and, upon vote, unanimously carried, the Board appointed Larry Pinsinski to the Lyons Ridge DRC, noting that Eliza Graham has stepped down from the committee.

### ATTORNEY MATTERS

**Update Board on State of the Open Meeting and Open Records Law:** Attorney Miller provided an update to the Board.

**Statutory Requirements for District Website Contents:** Attorney Miller reviewed the Statutory Requirements with the Board. Director Singer noted a few items that were missing from the website, and CLA will follow up and add these items to the website.

**Update on Proposition HH Impact on District Budget Process:** Attorney Miller provided update to the Board on Proposition HH. Director Tuggle

## RECORD OF PROCEEDINGS

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asked a question regarding the Task Force, and Ms. Denslow explained that the Task Force does not affect the District.

**District Annual Meeting Requirements:** Attorney Miller reviewed the Town Hall requirements with the Board. The Board will plan to hold the required Town Hall at the same time as the aforementioned budget work session.

### DIRECTOR MATTERS

**Update on Playgrounds:** Director Roberto provided an update, explaining that the Montane playground needs more bark. The Lyons Ridge blue playground's surface needs to be replaced and will be resurfaced with a neutral-colored surface. He and Director Singer are exploring new equipment for the Montane playground.

**Ratify Approval of Tatonka Contractors LLC Agreement for Lyons Ridge Playground Resurfacing - \$32,220.00:** Upon a motion duly made by Director Tuggle, seconded by Director Roberto and, upon vote, unanimously carried, the Board ratified approval of the Tatonka Contractors LLC Agreement for Lyons Ridge Playground Resurfacing in the amount of \$32,220.00.

**Update on Current Landscaping Work and Discussions with SaBell's about Future Projects:** Director Beasley discussed projects he has been working on with SaBell's, including tree and irrigation issues as well as weed control. Mr. Hannon stated that his team is working on addressing the weed concerns and explained the irrigation challenges.

**Update on Drainage Pond Projects and Guidance from Jeffco and SaBell's:** Mr. Hannon provided an update to the Board and stated a proposal has been provided and is awaiting approval.

**Update on Efforts to Get Final JeffCo Approval on Montane Landscaping and Release of Warranty Funds:** Director Tuggle informed the Board that he is working with Shea Properties on approvals.

**Update on Sewer Issue:** It was noted there was no update and Merrick will revisit this issue once the smell has returned.

**Discuss Possible Fire Mitigation Work and Guidance from West Metro Fire:** It was noted that West Metro has recommended an extra beauty band mow around the native grasses. The Board will use last year's mitigation map and implement the same fire mitigation plan again this fall/winter.

**Update on Progress of Montane DRC and various enforcement issues on both sides (lighting, trash/bears, etc.):** Ms. Terrell provided update on a

## RECORD OF PROCEEDINGS

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lighting violation in Montane. The Board discussed enforcement with the trash cans. Ms. Terrell stated she will perform a Sunday night inspection looking for trash cans and will send violations to owners who have the trash cans out for pick up. She will then provide results to the Board.

**Discuss Complaints Regarding Golfers on District Property Looking for Golf Balls:** The Board discussed, and no action was taken.

**Updates on Website and Implementation of District Wide E-Mail Lists:** Director Singer informed the Board that she has updated the website including a “leave comment” section and is working on creating an email distribution list.

**Discuss Funding of Final Lyons Ridge Paper Newsletter:** Director Singer stated she would like funding to print one more quarterly newsletter. The Board authorized her moving forward.

**Discuss Ejector Pump Cleaning and Mitigating Probable Problems around 8-10 Years of Usage:** Director Tuggle discussed with the Board noting that Ambient will be completing an external check of the ejector pumps at the end of September.

**Update on Coming Construction Projects Impacting the District (Bellevue widening):** Director Tuggle stated that Jeffco is to add shoulders to Bellevue in the spring of 2024, and resurfacing is scheduled to take place in 2024-2025.

**Discussion of Potential for Access to Open Space Trails with an Annual Fee:** Director Tuggle discussed with the Board and noted he would like to revisit this with Willow Springs Open Space Owners Association (WSOSOA).

**Discuss Welcome Letter:** Director Singer provided update noting that she will work with Ms. Terrell on the process for providing a letter to new homeowners.

**Other Director Matters:** Ms. Denslow provided update to the Board on the CCU erosion issue, explaining that they are attempting to clean up the mud quickly after rainstorms, and are looking into long term solutions.

**Public Comment:** The public asked question on the ejector pump and maintenance responsibilities. Another question was asked regarding the pond by the mailbox in Montane. The Board responded that signs will be added and a clean up will take place in the fall.

OTHER  
BUSINESS

## RECORD OF PROCEEDINGS

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### ADJOURNMENT

There being no other business to come before the Board, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,



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Secretary for the Meeting