

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: February 1, 2024 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Charles Davis, Brett Stone, and Tom Morton. Upon motion duly made, seconded upon vote, unanimously carried, Bill Woodward's absence was excused.

Others present in person:

Luis Tovar, Laurie Tatlock, Genevieve Love, and Becca Haines with Mulhern MRE, Inc.; Erin Smith with Maynes, Bradford, Shipps, & Sheftel, LLP

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Luis Tovar recommended including a discussion and motion for the 2022 Audit Final Draft. Upon motion duly made, seconded and upon vote, the revised agenda was approved.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the December 19, 2023 and January 12, 2024 meetings, the investments and bank accounts as of December 31, 2023, the disbursements from December 1, 2023 through January 23, 2024, and acceptance of financial statements through December 31, 2023.

Following Board discussion and upon motion duly made by Director Davis, seconded by Director Christensen and upon vote, the minutes from the December 19, 2023 and the January 12, 2024 meetings were approved.

Genevieve Love reviewed the investments, disbursements and financial statements with the Board and addressed Board questions.

Following Board discussion and upon motion duly made by Director Stone, seconded by Director Davis, the Board unanimously approved the consent agenda, and ratified the investments, disbursements, and accepted the financial statements for the period ending December 31, 2023.

2022 AUDIT FINAL DRAFT

Luis Tovar and Genevieve Love reviewed the 2022 Audit final draft with the Board. Following Board discussion and upon motion duly made by Director Morton, seconded by Director Davis, the Board accepted the 2022 Audit and directed Staff to file with the State.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

APPROVE/RATIFY CONTRACTS

Luis presented the contract items below for consideration;

- i. Vallagio I Street Repairs Phase II (Asphalt Pavement Only) - YR 2024 – Chavez Construction - \$97,800
- ii. County Line Improvements – IDW Median Mods & Sidewalk Realignment Design – MMRE - \$19,500
- iii. E. Dry Creek Rd. Operational Improvements Project – Arapahoe County's Request for Project Costs Increase - \$238,146

Upon motion duly made by Director Davis, seconded by Director Morton, and upon vote the Board unanimously approved the contracts items.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, April 4, 2024 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: _____

Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: January 12, 2024 at 6:00 pm
Fleming's Restaurant, 191 Inverness Drive West
Englewood, CO 80112

ATTENDEES

Directors present:

Joel Christensen, Brett Stone and Bill Woodward.

Others present:

Luis Tovar, Laurie Tatlock, Clay Boelz with Mulhern MRE, Inc.; Erin Smith with Maynes Bradford Shipp & Sheftel, LLP, and guests; John Tatlock, Pam Stone, Al and Debbie Colussy, Rick Poppe, Jana Edwards, Pat and Peg Mulhern, Edie Boelz, and Warren Park

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

INVERNESS DINNER

There were no Board actions.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, February 1, 2024, at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: _____

Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: March 27, 2024 at 1:00 pm

58 Inverness Drive East, Suite 100

Englewood, CO 80112

Also held via electronic <https://zoom.us>

Meeting ID: 835 7385 8541; Passcode: 578311

ATTENDEES

Directors present in person:

Joel Christensen, Bill Woodward, and Brett Stone.

Others present in person:

Luis Tovar, Laurie Tatlock, Clay Boelz, and Becca Haines with Mulhern MRE, Inc.; Jordan Blue with Mulhern MRE, Inc. attended via electronic device; Pat Mulhern attended via electronic device; and Alex Bullock with Wenk & Associates attended via electronic device.

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

LANDSCAPING REDESIGN PRESENTATION

Alex Bullock presented on landscaping redesign around the County Line and Inverness Drive West intersection and answered Board questions.

JOHN DERRY PARK REDESIGN PRESENTATION

Alex Bullock presented on the redesign of John Derry and answered Board questions.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, April 4, 2024 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: _____

Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: April 4, 2024 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Charles Davis, Brett Stone, Bill Woodward and Tom Morton.

Others present in person:

Luis Tovar, Laurie Tatlock, Enika Stasko, Clay Boelz, and Becca Haines with Mulhern MRE, Inc.; Alicia Garcia with Maynes, Bradford, Shipps, & Sheftel, LLP

Public present: Woody Beardsley

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There was no public comment.

AGENDA

The Board reviewed the agenda. Clay Boelz indicated that the incorrect month was written for the financial statements, and that March financial statements will be discussed instead of April. Upon motion duly made, seconded and upon vote, the revised agenda was approved.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the February 1, 2024 and March 27, 2024 meetings, the investments and bank accounts as of February 29, 2024, the disbursements from January 24, 2024 through March 27, 2024, and acceptance of financial statements through February 29, 2024.

Clay Boelz mentioned that he was not at the February 1, 2024 meeting but is indicated as having attended in the minutes. Following Board discussion and upon motion duly made by Director Woodward, seconded by Director Stone and upon vote, the minutes from the February 1, 2024, and March 27, 2024 meetings were approved pending deletion of Clay Boelz from attendance at the February 1, 2024 meeting minutes.

Luis Tovar reviewed the investments and disbursements with the Board and addressed Board questions. Following Board discussion and upon motion duly made by Director Stone, seconded by Director Christensen, the Board unanimously approved the consent agenda, and ratified the investments and

disbursements.

Enika Stasko reviewed the financial statements with the Board and addressed Board questions. Following Board discussion and upon motion duly made by Director Woodward, seconded by Director Davis, the Board unanimously accepted the financial statements for the period ending February 29, 2024.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

APPROVE/RATIFY CONTRACTS

Luis presented the contract items below for consideration;

- i. County Line Improvements – MMRE – \$12,200
- ii. Wayfinding Signs Upgrades – IMS – \$66,000

Upon motion duly made by Director Christensen, seconded by Director Morton, and upon vote the Board unanimously approved the contracts items.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, June 6, 2024 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: _____

Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: June 6, 2024 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Charles Davis, Brett Stone, Bill Woodward. Upon motion duly made, seconded upon vote, unanimously carried, Tom Morton's absence was excused.

Others present in person:

Luis Tovar, Laurie Tatlock, Enika Stasko, Clay Boelz, and Becca Haines with Mulhern MRE, Inc.; Erin Smith with Maynes, Bradford, Shipps, & Sheftel, LLP

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Upon motion duly made, seconded and upon vote, the agenda was approved as presented.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the April 4, 2024 meeting, the investments and bank accounts as of April 30, 2024, the disbursements from March 28, 2024 through May 23, 2024, and acceptance of financial statements through April 30, 2024.

Staff noted that Woody Beardsley attended the April 4, 2024 meeting and requested that the meeting minutes be modified to reflect that and a few grammatical and typographical modifications. Following Board discussion and upon motion duly made by Director Davis, seconded by Director Woodward and upon vote, the revised minutes from the April 4, 2024 meeting were approved.

Luis Tovar and Enika Stasko reviewed the investments and disbursements followed by the financial statements with the Board and addressed Board questions. Following Board discussion and upon motion duly made by Director Davis, seconded by Director Woodward, the Board unanimously approved the consent agenda, ratified the investments and disbursements, and approved the financial statements.

ARAPAHOE COUNTY INVERNESS DRIVE EAST PAVEMENT OVERLAY IGA

Luis Tovar reviewed the agreement details with the Board and addressed Board

questions.

Following Board discussion and upon motion duly made by Director Woodward, seconded by Director Davis and upon vote, Arapahoe County Inverness Drive East Pavement Overlay IGA was accepted.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

APPROVE/RATIFY CONTRACTS

Luis presented the contract items below for consideration;

- i. County Line Median Improvements – Arapahoe County – \$250,000
 - Utility Locates & Potholing for Subsurface Utility Engineering – AJ Ventures – \$5,300
 - Geo-Technical Assessment (new travel lane & asphalt reconditioning) – Ground Engineering – \$17,600
- ii. Inverness Drive East Bridge Upgrades (near Bldg. 76), Stone Veneer Installation – Floyd Masonry – \$91,200
- iii. Dry Creek Improvements – Fire Hydrant Relocation
 - Fire Hydrant Removal and Relocation – C&L –Time and Materials
 - Civil Design & Permitting – MMRE – \$6,200

Total: \$370,300

Upon motion duly made by Director Davis, seconded by Director Woodward, and upon vote the Board unanimously approved the contracts items.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, August 1, 2024 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: _____

Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: July 25, 2024 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Charles Davis, Brett Stone, Bill Woodward and Tom Morton

Others present in person:

Luis Tovar, Laurie Tatlock, Enika Stasko, Clay Boelz, and Becca Haines with Mulhern MRE, Inc.; Alicia Garcia with Maynes, Bradford, Shipps, & Sheftel, LLP

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Staff noted that the agenda should read May 2024 Financial Statements instead of July under item III-iii, Accepting the Financial Statements. Upon motion duly made, seconded and upon vote, the revised agenda was approved.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the June 6, 2024 meeting, the investments and bank accounts as of May 31, 2024, the disbursements from May 24, 2024 through July 17, 2024, and acceptance of financial statements through May 31, 2024.

Following Board discussion and upon motion duly made by Director Morton, seconded by Director Davis and upon vote, the minutes from the June 6, 2024 meeting were approved.

Luis Tovar and Enika Stasko reviewed the investments and disbursements followed by the financial statements with the Board and addressed Board questions. Following Board discussion and upon motion duly made by Director Stone, seconded by Director Davis, the Board unanimously approved the consent agenda, ratified the investments and disbursements, and approved the financial statements.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

APPROVE/RATIFY CONTRACTS

Luis presented the contract items below for consideration;

- County Line Landscape Improvements – Landscape Architect Design – Wenk & Associates – \$61,000
- County Line Landscape Improvements – Civil Design/Permitting/Bid Documents – MMRE – \$22,400

Total: \$83,400

Upon motion duly made by Director Morton, seconded by Director Davis, and upon vote the Board unanimously approved the contracts items.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, October 3, 2024 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: _____

Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: October 3, 2024 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Brett Stone, and Bill Woodward. Upon motion duly made, seconded upon vote, unanimously carried, Charles Davis' and Tom Morton's absences were excused.

Others present in person:

Luis Tovar, Laurie Tatlock, Enika Stasko, and Becca Haines with Mulhern MRE, Inc.; Alicia Garcia with Maynes, Bradford, Shipps, & Sheftel, LLP

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Staff noted the Draft Budget year needed to be changed from 2024 to 2025. Upon motion duly made, seconded and upon vote, the revised agenda was approved.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the July 25, 2024 meeting, the investments and bank accounts as of August 31, 2024, the disbursements from July 18, 2024 through September 19, 2024, and acceptance of financial statements through August 31, 2024.

Following Board discussion and upon motion duly made by Director Christensen, seconded by Director Woodward and upon vote, the minutes from the July 25, 2024 meeting were approved.

Luis Tovar and Enika Stasko reviewed the investments and disbursements followed by the financial statements with the Board and addressed Board questions. Following Board discussion and upon motion duly made by Director Woodward, seconded by Director Stone, the Board unanimously approved the consent agenda, ratified the investments and disbursements, and approved the financial statements.

2023 AUDIT REPORT

Luis Tovar and Enika Stasko reviewed the 2023 Audit Report with the Board and addressed Board questions.

Following Board discussion and upon motion duly made by Director Woodward, seconded by Director Stone and upon vote, the Board unanimously accepted the 2023 Audit Report.

2025 DRAFT BUDGET

Luis Tovar and Enika Stasko reviewed the 2025 Draft Budget with the Board and addressed Board questions.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

APPROVE/RATIFY CONTRACTS

Luis presented the contract items below for consideration;

- Parks Master Plan – John Derry Park Phasing Plan – Wenk & Associates – \$30,000
- Snow Removal – JPL Cares – Time & Materials at the same rate as the previous year

Total: \$30,000

Upon motion duly made by Director Woodward, seconded by Director Stone, and upon vote the Board unanimously approved the contract items.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, December 5, 2024 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: _____

Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: December 5, 2024 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Brett Stone, Charles Davis, and Bill Woodward.

Upon motion duly made and seconded and upon unanimous vote, Tom Morton's absence was excused.

Others present in person:

Luis Tovar, Laurie Tatlock, Enika Stasko, and Becca Haines with Mulhern MRE, Inc.; Alicia Garcia with Maynes, Bradford, Shipps, & Sheftel, LLP

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Upon motion duly made by Director Woodward, seconded by Director Davis and upon unanimous vote, the agenda was approved as presented.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the October 3, 2024 meeting, the investments and bank accounts as of October 31, 2024, the disbursements from September 20, 2024 through November 25, 2024, and acceptance of financial statements through October 31, 2024.

Following Board discussion and upon motion duly made by Director Woodward, seconded by Director Davis and upon vote, the minutes from the October 3, 2024 meeting were approved.

Luis Tovar and Enika Stasko reviewed the investments and disbursements followed by the financial statements with the Board and addressed Board questions.

Following Board discussion and upon motion duly made by Director Davis, seconded by Director Woodward, the Board unanimously approved the consent agenda, ratified the investments and disbursements, and approved the financial statements.

Upon motion duly made by Director Davis, seconded by Director Woodward, the Board unanimously approved the 2025 Meeting Dates and the 2025 Election Resolution.

PUBLIC HEARING ON 2025 BUDGET AND 2025 MILL LEVY

The Board opened a public hearing for discussion of the 2025 Budget at 4:32pm. There was no public present.

Luis Tovar reviewed the 2025 Budget with the Board and addressed Board questions.

Having no further discussion, the Board unanimously closed the public hearing at 4:54pm.

Following Board discussion and upon motion duly made by Director Christensen, seconded by Director Woodward and upon vote, the Board unanimously approved the Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and approved the Resolution to Set 2025 Mill Levies.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

The Board directed staff to explore the idea of expanding the Joliet plan to include recreational space to enable the use of the Colorado State Conservation Trust Fund.

APPROVE/RATIFY CONTRACTS

Luis presented the contract items below for consideration;

- i. Annual Landscape Contract – Inverness Landscape, LLC
- ii. Annual District Flowers – Inverness Landscape, LLC
- iii. Annual Landscape Contract for Dry Creek Interchange – Inverness Landscape, LLC
- iv. Annual Landscape Contract for County Line Interchange – Inverness Landscape, LLC
- v. District Trash Collection & Removal Services – Inverness Service Group
- vi. 2025 IPACC Oversight, Administration, Participation & Enforcement – Various Consultants
- vii. 2025 General District Management Services – MMRE
- viii. 2025 General District Accounting Services - MMRE

Upon motion duly made by Director Davis, seconded by Director Christensen, and upon vote the Board unanimously approved the Inverness Landscape contract items i-iv. Director Woodward recused himself from the vote.

Upon motion duly made by Director Woodward, seconded by Director Davis, and upon vote the Board unanimously approved the contract items v-viii.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next

regular meeting is scheduled for Thursday, February 6, 2025 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: _____

Charles Davis, Secretary