

**MINUTES OF A SPECIAL MEETING OF THE
BOARDS OF DIRECTORS OF THE
SERRATOGA FALLS METROPOLITAN DISTRICT NO. 3
HELD
August 24, 2022**

A Special Meeting of the Board of Directors of the Serratoga Falls Metropolitan Districts No. 3 was held on August 24, 2022 at 11:00 a.m. held exclusively via teleconference. The meeting was open to the public.

ATTENDANCE:

In attendance were Directors:

John Nelson, President
Reed Miller, Secretary
Dr. Carise Charles, Treasurer
Tony Vienna, Director

Absent and Excused were:

Also in attendance were:

Alex Carlson and Andrea Weaver, Centennial Consulting Group, LLC
Six Members of the Public:
Andrew Hartsel
Andrew Cer
Naveed Rizvi
John Henderson
Kathleen Lipscomb
Barry

CALL TO ORDER

Mr. Carlson noted that a quorum of each Board was present or participating and called the meeting to order at 11:04 a.m.

**DIRECTOR
QUALIFICATIONS/
DISCLOSURES**

The Directors in attendance confirmed their qualification to serve. Mr. Carlson confirmed Notice of the meeting had been posted on the District's website at least 24 hours in advance of the meeting.

CONFLICT OF INTEREST

Mr. Carlson advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required

under Colorado law, to permit official action to be taken at the meeting.

AGENDA

Following review and discussion, upon a motion by Director Vienna, seconded by Director Charles, unanimously carried, the Board approved the agenda as presented

ADMINISTRATIVE MATTERS

Approval of Minutes: The Board reviewed the minutes from the June 22, 2022 Special Meeting. Following review, upon a motion made by Director Vienna, seconded by Director Miller, and unanimously carried, the June 22, 2022 special meeting minutes were approved as presented.

Appointment to Fill Board Vacancy: The Board discussed appointing a resident to fill the Board vacancy. Upon a motion by Director Miller, seconded by Director Charles, and unanimously carried, the Board approved the appointment of Peter Champion to the Board of Directors subject to verifying his qualification to serve.

Appointment to ACC: Following discussion, upon a motion made by Director Charles, seconded by Director Nelson, and upon a vote, unanimously carried, the Board appointed Westly Espinosa to replace Mr. Mitchell as a new member of the ACC. Following further discussion, upon a motion made by Director Nelson, seconded by Director Charles, and upon vote, unanimously carried, the Board appointed Ryan Banning to replace Mr. Hartsel as a member of the ACC.

FINANCIAL MATTERS

Bank Signing Authority and Process: The Board discussed their desires for bank signing authority amongst Board members and a check signing procedure. This item was tabled for a future meeting of the Board. No action was taken.

Board Member Compensation: The Board discussed Board member compensation and agreed not to move forward.

Unaudited Financial Statements: The Board discussed the Unaudited Financial Statements for the period ending 7/31/2022. No action was taken.

Preliminary Budget Discussion: The Board discussed the 2022 budget and reviewed the 2022 Operating District budget. Director Charles requested that a reserve fund be established in 2023. No action was taken.

LEGAL MATTERS

General Counsel to the District: Following discussion, Director Miller moved to appoint Dylan Woods from Coaty, Merchant, Woods, P.C. as General Counsel to the District. Director Charles seconded. Upon vote, the motion failed with dissenting votes from Director Nelson and Director Vienna.

Director Miller withdrew his previous motion. Director Miller moved to appoint Colin Mielke from Seter, Vander Wall P.C. as General Counsel to the District. Director Vienna seconded. Upon a vote, the motion carried by a 3-1 vote with a dissenting vote from Director Charles.

Director Charles expressed concern about the hiring of Seter, Vander Wall P.C. and asked that the Board proceed with caution.

NEIGHBORHOOD UPDATE

Update on ACC Process: Mr. Carlson reported that the ACC process was continuing to improve and thanked Carise and former volunteers for their service to the District.

Landscaping/Irrigation/Repairs: Mr. Carlson reported on the ongoing repairs that are occurring with both irrigation and landscaping.

Water Pump Repairs: Mr. Carlson reported that the water pump repairs have been completed.

Gravel Path Erosion: Mr. Carlson noted that the gravel paths have been repaired from the most recent rain storm.

Neighborhood Covenant Enforcement and Fines: The Board discussed Covenant Enforcement and Fines being assessed. The Board reviewed the 2022 fines to date. The Board will continue to address covenant enforcement at future meetings.

PUBLIC COMMENT

Mr. Henderson addressed the Board in regard that he believed Mr. Woods or Mr. Rufien would be better suited for the position and commented on current litigation involving Seter, Vander Wall, P.C.

OTHER BUSINESS

Mr. Carlson reported that Prospect was set to be closed, just east of the main entrance to Kitchel Lake, starting September 6th for 3 weeks. Access to the community will not be altered for this construction.

ADJOURNMENT

There being no further business to come before the Board, Director Miller moved to adjourn the meeting. Director Nelson seconded, and upon vote unanimously carried, the Board adjourned the meeting.

Respectfully submitted,

T. Rd Mill

Secretary of the Boards


8-24-2022 Meeting Minutes - Draft


Final Audit Report


2022-09-21


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