

**MINUTES OF A SPECIAL MEETING OF THE
BOARDS OF DIRECTORS OF THE
SERRATOGA FALLS METROPOLITAN DISTRICT NO. 3
HELD
AUGUST 15, 2023**

A Special Meeting of the Board of Directors of the Serratoga Falls Metropolitan District No. 3 was held on August 15, 2023 at 3:30 p.m. held exclusively via teleconference. The meeting was open to the public.

ATTENDANCE:

In attendance were Directors:

John Nelson, President/Chair
Reed Miller, Secretary
Dr. Carise Charles, Treasurer
Barry Block, Director
Peter Champion, Director

Absent and Excused were:

None.

Also in attendance were:

Alex Carlson, Molly Mild, Delaney Bernardi and Andrea Weaver,
Centennial Consulting Group, LLC
Daniel Keifer – Bath Landscaping
Colin Mielke – Seter VanderWall, P.C
Five (5) Members of the Public

CALL TO ORDER

Mr. Carlson noted that a quorum of each Board was present or participating and called the meeting to order at 3:34 p.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, Director Nelson moved to approve the agenda. Director Block seconded, and upon vote the motion was unanimously carried.

LEGAL MATTERS

Ratification of Board Actions at the Special meeting Held May 11, 2023: Following review and discussion, Director Block moved to ratify the Board actions from the May 11, 2023 Special Meeting. Director Charles seconded, and upon vote the motion was unanimously carried.

Ratification of Previous Appointment of Officers: The Board discussed the nominees from the previous meeting noting that at the May 11, 2023 special meeting a new slate of Officer positions had been put forth and passed via a vote of the Board. Following discussion, upon a motion made by Director Champion, seconded by Director Charles and upon vote the Board unanimously ratified the Officer positions from the May 11, 2023 special meeting.

Approval of Meeting Minutes: The Board reviewed the minutes from the special meeting held on May 11, 2023. Director Nelson moved to approve the May 11, 2023 meeting minutes. Director Champion seconded, and upon vote the motion unanimously carried.

Consider Adoption of District Bylaws: Following discussion, this item was tabled for a future meeting to allow for further review of the Bylaws.

Consider Adoption of Open Space Committee Rules: Following review and discussion, Director Miller moved to adopt the Open Space Committee Rules with Director Champion and Director Block as inaugural committee members. Director Champion seconded, and upon vote the motion was unanimously carried.

Ratification of 2022 Annual Report: Following review and discussion, Director Charles moved to ratify the 2022 Annual Report. Director Miller seconded, and upon vote the motion was unanimously carried.

FINANCIAL MATTERS

Financial Statements: Following review and consideration, Director Nelson moved to approve the June 30, 2023 unaudited financial statements. Director Miller seconded, and upon vote the motion was unanimously carried.

Claims: Following review and consideration, Director Block moved to approve the claims presented for payment. Director Nelson seconded, and upon vote the motion was unanimously carried.

Architectural Control Committee Discussion: Following discussion, Director Champion moved to appoint Director Nelson to the ACC, and Director Charles to assist the ACC as needed as a non-voting member. Director Charles seconded, and upon vote the motion was unanimously carried.

**DISTRICT
MATTERS**

Discussion of CC&R's Section 3.3 Relation to Domesticated Animals: The Board discussed. This discussion was tabled for a future meeting with Mr. Mielke to provide additional information to the Board.

Discussion of Permanent Basketball Hoops: The Board discussed. A decision on this item was tabled for a future meeting.

District Tree Replacement: Mr. Carlson presented, and the Board discussed.

Discussion of Late Fees and Interest Relating to CCG Software Conversion: The Board discussed. It was noted that the Board has no issue with late fee and interest forgiveness during this time.

Trash Can Addition to Community Park Area(s): The Board discussed. A plan will be submitted to the Board for review at the next Board meeting.

Native Grass Mowing: Tabled.

COMMITTEE REPORTS

ACC Report: Tabled due to time constraints.

Open Spaces Committee Report: Tabled due to time constraints.

OTHER BUSINESS

None.

ADJOURNMENT

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

Respectfully submitted,



Secretary of the Boards