

# RECORD OF PROCEEDINGS

## MINUTES OF THE SPECIAL MEETING OF COALTON METROPOLITAN DISTRICT AND SUBDISTRICT NO. 1 OF THE COALTON METROPOLITAN DISTRICT

HELD  
October 19, 2023

The Board of Directors of Coalton Metropolitan District and the Board of Directors of Subdistrict No. 1 of the Coalton Metropolitan District held a special meeting, open to the public, via videoconference, at 4:00 p.m. Notice of the meeting has been posted on the District's website.

<u>ATTENDANCE</u>	<p><u>Directors in Attendance:</u> Kristopher Barnes Gary Rohr Karen Bennett James O'Malley (excused) Jack Rohr</p> <p><u>Also, in Attendance:</u> Deborah Early, Esq. Icenogle Seaver Pogue, P.C.; Jennifer Ondracek, Pinnacle Consulting Group, Inc.; Scott Chomiak, KUH; Angela Elliott, Evan Redmond, and Marlene Pappas, Teleos Management Group.</p>
<u>CALL MEETING TO ORDER</u>	<p>The meetings of the District and Subdistrict were called to order by Director Barnes at 4:02 p.m., noting that a quorum was present. Each of the Directors confirmed their qualifications to serve on the Boards of the District and Subdistrict.</p>
<u>MEETING NOTICE</u>	<p>Ms. Elliott noted that Notice of the Special Board Meeting had been properly posted on the District and Subdistrict's joint website.</p>
<u>CONFLICT OF INTEREST DISCLOSURE</u>	<p>Ms. Early noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's office and with the District's Board. Ms. Early advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the 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. Additionally, the Boards determined that the</p>

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	<p>participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.</p>
<u>AGENDA</u>	<p>The Boards considered the agenda. Upon motion duly made by Director Jack Rohr, seconded by Director Gary Rohr, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;"><b>RESOLVED</b> to approve the agenda, as presented.</p>
<u>PUBLIC COMMENT</u>	None
<u>CONSENT AGENDA</u>	<p><u>April 26, 2023, Meeting Minutes:</u> Upon motion duly made by Director Gary Rohr, seconded by Director Jack Rohr, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;"><b>RESOLVED</b> to approve the April 26, 2023, meeting minutes.</p>
<u>LEGAL MATTERS</u>	None
<u>FINANCIAL MATTERS</u>	
<u>CLAIMS PRESENTED FOR PAYMENT</u>	<p>Ms. Ondracek presented the Check Detail Report of claims dated November 24, 2022, to October 15, 2023, detailing payments to be ratified in the amount of \$114,792.82. Upon motion duly made by Director Jack Rohr, seconded by Director Gary Rohr, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;"><b>RESOLVED</b> to ratify the Check Detail Report dated November 24, 2022, through October 15, 2023, detailing payments to be ratified in the amount of \$114,792.82.</p>
<u>FINANCIAL REPORT</u>	<p>Ms. Ondracek reviewed the June 2023 unaudited Financial Statement with the Board and answered questions. Upon motion duly made by Director Jack Rohr, seconded by Director Barnes, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;"><b>RESOLVED</b> to accept the June 2023 unaudited financials as presented.</p>
<u>DISCUSSION OF PRELIMINARY BUDGET 2024</u>	<p>Ms. Ondracek reviewed the preliminary 2024 budget with the Board of Directors and answered any questions. She explained that there will be two versions of the Budget due to Proposition HH that could cause possible changes in Assessments.</p>
<u>DISTRICT MANAGER ITEMS</u>	The District Manager presented the Managers Report.

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<p><u>C&amp;C LANDSCAPING LLC</u> <u>SNOW REMOVAL</u> <u>CONTRACT 2023-24</u></p> <p><u>TOWN HALL MEETING</u> <u>DISCUSSION</u></p>	<p>Ms. Elliott reviewed the 2023-24 snow removal proposed contract with the Board.</p> <p>Upon motion duly made by Director Barnes, seconded by Director Gary Rohr, and upon vote, unanimously carried, it was,</p> <p><b>RESOLVED</b> to approve the snow removal contract with C&amp;C Landscaping. Ms. Early will prepare the agreement to send over.</p> <p>A discussion was held regarding the Town Hall Meeting dates. The Board unanimously agreed to hold the Town Hall Meeting on December 7, 2023, at 2 p.m., followed by the Budget Hearing Meeting at 2:30 p.m.</p>
	<p><b>Director Barnes motioned to Adjourn as the Board of Directors for the Coalton Metropolitan District and Convene as the Board of Directors for Subdistrict No. 1 of the Coalton Metropolitan District at 4:30PM.</b></p>
<p><u>CONSENT AGENDA:</u></p>	<p><u>April 26, 2023, Meeting Minutes:</u> Upon motion duly made by Director Jack Rohr, seconded by Director Gary Rohr, and upon vote, unanimously carried, it was,</p> <p><b>RESOLVED</b> to approve the April 26, 2023, meeting minutes.</p>
<p><u>LEGAL ITEMS</u></p>	<p>Ms. Early discussed the consideration for Approval and Acceptance of Buildings 8, 9, and 18 landscaping and irrigation.</p> <p>Upon motion duly made by Director Gary Rohr, seconded by Director Jack Rohr, and upon vote, unanimously carried, it was,</p> <p><b>RESOLVED</b> to approve the acceptance of Buildings 8, 9, and 18 landscape and irrigation with the clarification on what phases are part of this conveyance (Phases 2 &amp; 4). Ms. Early will put together a report.</p>
<p><u>FINANCIAL MATTERS</u></p>	<p>Ms. Ondracek presented the Check Detail Report of claims dated November 24, 2022, to October 15, 2023, detailing payments to be ratified in the amount of \$114,792.82. Upon motion duly made by Director Barnes, seconded by</p>

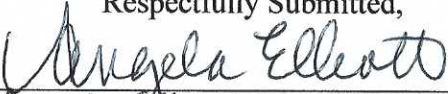


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<p><u>CONSIDER FOR APPROVAL PET STATION SERVICE WITH LANDSCAPERS</u></p>	<p>Ms. Elliott reviewed the addition of adding pet station maintenance to the existing landscaping contract with the Board and answered any questions.</p> <p>Following discussion, upon motion duly made by Director Barnes, seconded by Director Jack Rohr, and upon vote, unanimously carried, it was,</p> <p><b>RESOLVED</b> to approve the addition of pet station services to the existing landscaping costs.</p>
<p><u>DISCUSSION OF DECEMBER 7, 2023, REGULAR/ANNUAL/BUDGET HEARING</u></p>	<p>Ms. Elliott discussed the dates for the next regular meeting, annual meeting, and budget hearing to be scheduled for December 7<sup>th</sup>, 2023, as discussed in the previous meeting.</p>
<p><u>ADJOURNMENT</u></p>	<p>There being no further business to come before the Board, the meetings adjourned at 4:46 p.m. by Director Barnes.</p>

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully Submitted,

  
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Angela Elliott, Recording Secretary