

# RECORD OF PROCEEDINGS

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## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COLUMBIA METROPOLITAN DISTRICT HELD MAY 17, 2021

A Special Meeting of the Board of Directors of the Columbia Metropolitan District (referred to hereafter as the "Board") was convened on Monday, the 17th day of May, 2021, at 6:30 P.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held and properly noticed to be held outdoors. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Robert Haddad, Jr.  
Carla D. Ladd

Following discussion, upon motion duly made by Director Carla Ladd, seconded by Director Haddad and, upon vote, unanimously carried, the absence of Director Marion Ladd was excused.

#### Also In Attendance Were:

David Solin; Special District Management Services, Inc. ("SDMS")

Don Anoff; BrightView Landscape Services, Inc.

Rod Johnson and Sheryl Overton; Board Candidates

### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

Mr. Solin noted that a quorum was present and requested that the Directors consider whether they had any new conflicts of interest which had not been previously disclosed. Mr. Solin noted for the record that Director Haddad is the Vice President of the Hills at Piney Creek Homeowners Association. Mr. Solin also noted for the record that there were no additional disclosures and incorporated for the record those applicable disclosures made by the Board members prior to this meeting and in accordance with statute.

## RECORD OF PROCEEDINGS

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### ADMINISTRATIVE MATTERS

**Agenda:** Mr. Solin distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Carla Ladd, seconded by Director Haddad and, upon vote, unanimously carried, the Agenda was approved, as amended.

**Confirm Location of Meeting and Posting of Meeting Notices:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. It was noted that due to concerns regarding the spread of the COVID-19 and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held and properly noticed to be held outdoors. The Board further noted that notice providing the meeting location information was duly posted and that they have not received any objections or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

**Minutes:** The Board reviewed Minutes of the November 23, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Haddad, seconded by Director Carla Ladd and, upon vote, unanimously carried, the Minutes of the November 23, 2020 Special Meeting were approved, as presented.

**Appointment of Directors:** The Board considered the appointment of Rod Johnson and Sheryl Overton to fill vacancies on the Board of Directors.

Following discussion, upon motion duly made by Director Carla Ladd, seconded by Director Haddad and, upon vote, unanimously carried, Rod Johnson and Sheryl Overton were appointed to fill vacancies on the Board of Directors. The Oaths of Office were administered.

**Appointment of Officers:** The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Haddad, seconded by Director Carla Ladd and, upon vote, unanimously carried, the following slate of officers were appointed:

President:	Robert Haddad, Jr.
Vice President	Carla D. Ladd
Treasurer	Marion L. Ladd
Secretary	David Solin

## RECORD OF PROCEEDINGS

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Assistant Secretary  
Assistant Secretary

Rod Johnson  
Sheryl Overton

### MAINTENANCE MATTERS & IMPROVEMENTS

**Landscape Maintenance Update:** Mr. Solin and the Board discussed the District Landscape Maintenance Update.

*Service Agreement by and between the District and BrightView Landscape Services, Inc. for 2021 Landscape Maintenance Services:* Mr. Solin reviewed with the Board the Service Agreement between the District and BrightView Landscape Maintenance Services, Inc. for 2021 Landscape Maintenance Services.

Following discussion, upon motion duly made by Director Carla Ladd, seconded by Director Haddad and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement between the District and BrightView Landscape Maintenance Services, Inc. for 2021 Landscape Maintenance Services.

*Plant Material Replacements:* Mr. Solin discussed with the Board the plant material replacements.

**Median at Orchard Road and South Telluride Street:** Mr. Solin updated the Board on the conveyance of the median to the District.

**Lighting Plan:** Mr. Solin updated the Board on the status of the lighting plans.

*Architectural Lighting in the Medians:* Mr. Solin updated the Board on possible architectural lighting in the medians.

*IREA Median Lighting at East Orchard Road and South Telluride:* Mr. Solin updated the Board on the IREA Median Lighting at East Orchard Road and South Telluride.

### FINANCIAL MATTERS

**Claims:** The Board reviewed the payment of claims through the periods ending as follows:

Fund	Period Ending Dec., 2020	Period Ending Jan., 2021	Period Ending Feb., 2021	Period Ending March, 2021
General	\$ 10,861.48	\$ 4,641.92	\$ 6,130.89	\$ 6,579.39
<b>Total Claims</b>	<b>\$ 10,861.48</b>	<b>\$ 4,641.92</b>	<b>\$ 6,130.89</b>	<b>\$ 6,579.39</b>

Fund	Period Ending April, 2021
General	\$ 6,386.36
<b>Total Claims</b>	<b>\$ 6,386.36</b>

## RECORD OF PROCEEDINGS

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Following review, upon motion duly made by Director Haddad, seconded by Director Carla Ladd and, upon vote, unanimously carried, the Board ratified approval of the payment of claims as presented.

**May 2021 Claims:** The Board deferred discussion.

**Unaudited Financial Statements:** The Board discussed the unaudited financial statements and balance sheet, dated March 31, 2021.

Following discussion, upon motion duly made by Director Carla Ladd, seconded by Director Haddad and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and balance sheet, dated March 31, 2021.

**Application for Exemption from 2020 Audit:** The Board reviewed the 2020 Application for Exemption from Audit.

Following review and discussion, upon motion duly made by Director Haddad, seconded by Director Carla Ladd and, upon vote, unanimously carried, the Board ratified approval of the preparation, execution and filing of the Application for Exemption from Audit for 2020.

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### **LEGAL MATTERS**

There were no legal matters to discuss at this time.

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### **OTHER BUSINESS MATTERS**

The Board discussed addressing concerns about the condition of the medians in the Piney Creek HOA's area. No action was taken by the Board.

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### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By 

Secretary for the Meeting