

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ASPEN RESERVE METROPOLITAN DISTRICT (“DISTRICT”) HELD JUNE 6, 2023

A Regular Meeting of the Board of Directors of the Aspen Reserve Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, June 6, 2023, at 6:30 p.m. The Regular Meeting was held via video / telephonic means (Zoom). The meeting was open to the public.

Directors In Attendance Were:

Traci DelReal
Beth Carmichael
Micale Medina

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.
Tim O’Connor, Esq.; McGeady Becher P.C.
Neil Schilling; Schilling & Co.
Karl Hoopes; Resident

PUBLIC COMMENT There were no public comments.

**ADMINISTRATIVE
MATTERS**

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. Attorney O’Connor requested that the Directors consider whether they had any conflicts of interest to disclose. Ms. Ripko noted for the record that the Directors are District residents that have no potential conflicts of interest or private interests relative to the District, and therefore no disclosures of potential conflicts of interest had been filed with the Secretary of State. No new disclosures were made by the Directors present at the meeting.

Agenda: Ms. Ripko presented for the Board’s review a proposed Agenda for the District’s Regular Meeting.

Following discussion, upon motion duly made by Director DelReal, seconded by Director Carmichael and, upon vote unanimously carried, the Agenda was approved.

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Confirmation of Meeting Location/Posting of Notice: Ms. Ripko confirmed the presence of a quorum. The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. It was noted that the District Board meeting was held and properly noticed to be held by video / telephonic means (Zoom). The Board further noted that notice providing the Zoom access 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.

April 5, 2023 and April 10, 2023 Special Meeting Minutes: The Board reviewed the Minutes of the April 5, 2023 and April 10, 2023 Special Meetings.

Following discussion, upon motion duly made by Director DelReal, seconded by Director Medina and, upon vote unanimously carried, the Board approved the Minutes of the April 5, 2023 and April 10, 2023 Special Meetings.

Oaths of Office: Ms. Ripko confirmed that the Oaths of Office for the current slate of directors had been filed with the required agencies pursuant to statute.

Board Vacancies: The Board discussed the vacancies on the Board.

Following discussion, upon motion duly made by Director DelReal, seconded by Director Carmichael and, upon vote unanimously carried, the Board appointed qualified candidate, Kaarl Hoopes to fill a vacant seat on the Board of Directors. The Oath of Office was administered.

Appointment of Officers: Upon motion duly made by Director DelReal, seconded by Director Carmichael and, upon vote unanimously carried, the following slate of officers were appointed:

President:	Traci DelReal
Treasurer:	Kaarl Hoopes
Secretary:	Peggy Ripko
Assistant Secretary:	Micale Medina
Assistant Secretary:	Beth Carmichael

2023 Special District Association's Annual Conference: Ms. Ripko discussed Board member attendance at the 2023 Special District Association's Annual Conference in Keystone on September 12, 13 and 14, 2023.

Following discussion, upon motion duly made by Director DelReal, seconded by Director Carmichael and, upon vote unanimously carried, the Board authorized interested Board members to attend the 2023 Special District Association's Annual Conference in Keystone on September 12, 13 and 14, 2023.

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TCW Risk Management Safety and Loss Prevention Grants: The Board discussed the TCW Risk Management Safety and Loss Prevention Grants. No action was taken by the Board.

**COVENANT
CONTROL/
COMMUNITY
MANAGEMENT
MATTERS**

Community Manager’s Report: Ms. Ripko presented the Community Manager’s Report, noting that community inspections continue to occur twice monthly and that there are some properties in the community that she is monitoring closely, as they are nearing violation status. No action was taken by the Board.

**FINANCIAL
MATTERS**

Payment of Claims: The Board considered ratifying the approval of claims as follows:

Fund	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023	Period Ending Feb. 28, 2023	Period Ending March 31, 2023
General	\$ 16,301.23	\$ 6,845.81	\$ 9,977.42	\$ 17,342.81
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 16,301.23	\$ 6,845.81	\$ 9,977.42	\$ 17,342.81

Fund	Period Ending April 30, 2023	Period Ending May 31, 2023
General	\$ 10,789.05	\$ 15,380.27
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 10,789.05	\$ 15,380.27

Following discussion, upon motion duly made by Director DelReal, seconded by Director Medina and, upon vote unanimously carried, the Board ratified approval of the payment of claims as presented.

Unaudited Financial Statements: The Board reviewed the unaudited financial statements and statement of cash position for the period ending March 31, 2023.

Following review, upon motion duly made by Director DelReal, seconded by Director Medina and, upon vote unanimously carried, the Board accepted the unaudited financial statements and schedule of cash position for the period ending March 31, 2023.

Public Hearing on 2022 Budget Amendment: The President opened the public hearing to consider an amendment to the 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the

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District. No written objections were received prior to this public hearing. There were no comments from the public in attendance and the public hearing was closed.

Following discussion, upon motion duly made by Director DelReal, seconded by Director Medina and, upon vote unanimously carried, the Board adopted the Resolution to Amend the 2022 Budget.

2022 Audit: Mr. Schilling reviewed the 2022 Audit with the Board.

Following discussion, upon motion duly made by Director Carmichael, seconded by Director Medina and, upon vote unanimously carried, the Board approved the 2022 audit and authorized execution of the Representations Letter, subject to final review by District Counsel.

OPERATIONS AND MAINTENANCE MATTERS

Mulch Replacement:

Proposal from Nature's Workforce, Inc.: The Board reviewed the proposal from Nature's Workforce, Inc. for mulch replacement, in the amount of \$28,417.20.

Following discussion, upon motion duly made by Director Medina, seconded by Director Carmichael and, upon vote unanimously carried, the Board approved the proposal from Nature's Workforce, Inc. for mulch replacement, in the amount of \$28,417.20.

Proposal from GreenEarth Southeast, LLC: The Board reviewed the proposal from GreenEarth Southeast, LLC for mulch bed top dress, in the amount of \$10,139.61.

Following discussion, upon motion duly made by Director Medina, seconded by Director Carmichael and, upon vote unanimously carried, the Board approved the proposal from GreenEarth Southeast, LLC for mulch bed top dress, in the amount of \$10,139.61.

Proposal from Doody Calls of Denver for Pet Waste Management: The Board reviewed the proposal from DoodyCalls of Denver for pet waste management. Following discussion, upon motion duly made by Director Medina, seconded by Director DelReal and, upon vote unanimously carried, the Board approved the proposal from DoodyCalls of Denver for pet waste management.

Proposal from Water Extraction Team, LLC, d/b/a Property Solutions Team ("PST") in the amount of \$611.82: The Board reviewed the proposal from PST for fence section repair (Job # 8034MNT), in the amount of \$611.82.

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Following discussion, upon motion duly made by Director DelReal, seconded by Director Carmichael and, upon vote unanimously carried, the Board approved the proposal from PST for fence section repair (Job # 8034MNT, in the amount of \$611.82.

Proposal from PST in the amount of \$9,043.00: The Board reviewed the proposal from PST for fence repair and power wash (Job # 8035MNT), in the amount of \$9,043.00.

Following discussion, upon motion duly made by Director DelReal, seconded by Director Carmichael and, upon vote unanimously carried, the Board approved the proposal from PST for fence section repair and power wash (Job # 8035MNT), in the amount of \$9,043.00.

OTHER BUSINESS


Prairie Dog Remediation: Director Medina inquired as to the status of prairie dog remediation, noting that she believes the prairie dogs have migrated to another area within the District. Ms. Ripko was directed to follow-up with the consultant.

Irrigation Issues: The Board discussed issues related to water pooling near the park. Ms. Ripko was directed to investigate possible irrigation issues in the affected area.

ADJOURNMENT

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

Respectfully submitted,

By: 
Secretary for the Meeting