

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COMBINED SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE

### FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1 FOSSIL RIDGE METROPOLITAN DISTRICT NO. 2 FOSSIL RIDGE METROPOLITAN DISTRICT NO. 3

Held: Thursday, February 17, 2021, 6:30 p.m.

#### **Attendance**

The combined special meeting of the Boards of Directors of the Fossil Ridge Metropolitan District Nos. 1-3 was called and held at 6:30 p.m., as shown, in accordance with Colorado law. The meeting was conducted as a virtual meeting. Ms. Blair inquired whether any of the Board members had any potential conflicts of interest on matters coming before the board. Daniel Dominic of District No. 3 stated that he has filed a disclosure of a potential conflict of interest with the office of the Secretary of State, noting that he is the President of the HOA. There were no other conflicts disclosed. The following Directors were in attendance:

#### **District 1:**

Tom Waterman – President  
Craig Brown – Vice President  
Mike McCleary – Treasurer  
Dave McGraw – Secretary  
Terry Larson - Asst. Sec.

#### **District 2:**

Dave McGraw – President  
Terry Larson - Vice President  
Alan Plumhoff – Treasurer  
Theodore Michelsen – Secretary  
Tom Waterman – Assistant Secretary

#### **District 3:**

Craig Brown – President  
Aaron Hochstein – Vice President  
David Wilson – Treasurer  
Daniel Dominic – Secretary  
Mike McCleary – Assistant Secretary

#### **Consultants:**

Sue Blair, District Manager, Community Resource Services  
Marcos Pacheco, District Manager, Community Resource Services  
Dino Ross, Esq., Ireland Stapleton  
Kelley Duke, Esq., Ireland Stapleton

#### **Others identified in attendance:**

Bob Pries  
Gerry Reese

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Eileen Strook  
Peggy Waterman

**Call to Order** Quorums of the Boards were present, and the Directors confirmed their qualifications to serve. Ms. Blair confirmed that the meeting has been properly noticed. The meeting was called to order at 6:30 p.m.

**Approve Agenda** The Boards reviewed the meeting agenda. Director Waterman (D 1&2) requested that the Discussion of the Acceptance of Filings 13-16 be deferred until after the Executive Session, if needed. He would also like to add maintenance issues to be discussed at the conclusion of the Executive Session.

- District 1: Director McGraw moved to approve the agenda as amended. Upon a second by Director Brown, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved that the Board approve the agenda as amended. Upon a second by Director Larson, a vote was taken, and the motion carried unanimously.
- District 3: Director Hochstein moved that the Board approve the agenda as amended. Upon a second by Director Wilson, a vote was taken, and the motion carried unanimously.

**Public Comment** There was none.

**Legal Matters** There were none.

**Financial Matters** There were none.

**Executive Session** At 6:40 p.m., the Boards entered into Executive Session pursuant to C.R.S. 24-6-402(4)(b) to receive advice of legal counsel on a) developer advances; and, b) conditions for acceptance of public improvements within Filings 13-16.

- District 1: Director Waterman moved that the Board enter into Executive Session. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved that the Board enter into Executive Session. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 3: Director Brown moved that the Board enter into Executive Session. Upon second by Director Hochstein, a vote was taken, and the

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motion carried unanimously.

At 8:30 p.m., the Boards reconvened the public meeting.

Dino Ross, general counsel for the Districts, certified that the executive session was limited to the following topics that are authorized by CRS 24-6-402(4)(b) to be addressed in executive session: receive advice of legal counsel on a) the process for acceptance of public improvements; and, b) District Eligible Costs and associated accrued interest.

## **Maintenance and Operations Matters**

Acceptance of Filings 13-16: There was no discussion of this item during the meeting

Maintenance Items at the Retreat: Director Larson (D 1&2) spoke, there are some plumbing issues at the Retreat and fitness area. The leaks are being chased now to try and trace it down. They are currently looking at drawings to expeditiously fix the issues. At the fitness area, there is a water heater that is not properly wired. There is an electrician coming tomorrow to look at it. At the next meeting, there will be a work path that will need to be followed to bring the plumbing up to par. As for the electrical, that will also be evaluated. Further information will be provided soon.

- District 1: Director Waterman moved to that the Board approve an expenditure, in an amount not-to-exceed \$1,500, to evaluate where the issues are with the plumbing and electrical, plus repairs. Upon a second by Director McGraw, a vote was taken, and the motion carried unanimously.

## **Adjournment**

There being no further business to come before the Boards, the meeting was adjourned at 8:37 p.m. by unanimous vote.

Respectfully submitted,

  
Secretary of the Meeting