

**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: Monday, August 29, 2022, 7:30 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 7:30 p.m., as shown, in accordance with Colorado law. The meeting was conducted as a virtual meeting. Mr. Pacheco 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  
David Wilson – Treasurer  
Dave McGraw – Secretary  
Terry Larson – Assistant Secretary

Absent was Director Brown, whose absence was excused. Director Waterman moved to approve the absence of Director Brown. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.

**District 2:**

Terry Larson – President  
Ted Michelsen – Vice President  
Gerry Reese – Secretary  
Tom Waterman – Assistant Secretary

Absent was Director Plumhoff, whose absence were excused. Director Larson moved to approve the absence of Director Plumhoff. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.

**District 3:**

Aaron Hochstein – President  
Daniel Dominic – Vice President  
Andrew Amend - Secretary  
Greg Taylor – Assistant Secretary

Absent was Director Brown, whose absence were excused. Director Amend moved to approve the absence of Director Brown. Upon second by Director Dominic, a vote was taken, and the motion carried unanimously.

**Consultants:**

Marcos Pacheco, District Manager, Community Resource Services  
Mat Birkeness, Retreat Manager, Community Resource Services

**Others identified in attendance:**

Bob Mero  
Dennis Driscoll  
Mike McCleary  
Pete Hendel  
Peggy Waterman

**Call to Order**

Quorums of the Boards were present, and the Directors confirmed their qualifications to serve. Mr. Pacheco confirmed that the meeting has been properly noticed. The meeting was called to order at 7:42 p.m.

**Approve Agenda**

The Boards reviewed the meeting agenda.

- District 1: Director Waterman moved that the Board approve the agenda as presented. Upon a second by Director Larson, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved that the Board approve the agenda as presented. Upon a second by Director Reese, a vote was taken, and the motion carried unanimously.
- District 3: Director Dominic moved that the Board approve the agenda as presented. Upon a second by Director Amend, a vote was taken, and the motion carried unanimously.

**Public Comment**

None

**Consent Agenda**

**Consent Agenda Items 1-2**

1. Approval of the payment of claims for the period ending August 24, 2022
  2. Approval of the minutes of the Regular Meeting and Work Session
- District 1: Director Waterman moved that the Board approve the consent agenda. Upon a second by Director McGraw, a vote was taken, and the motion carried unanimously.
  - District 2: Director Michelsen moved that the Board approve the consent agenda. Upon a second by Director Reese, a vote was taken, and the motion carried unanimously.

- District 3: Director Hochstein moved that the Board approve the consent agenda. Upon a second by Director Amend, a vote was taken, and the motion carried unanimously.

**Legal** None

**Financial Matters** Variance Reports FRMD 1-3 Quarter 2 Reporting: Director Reese reported on the enclosed reports and highlighted areas that the board should review. Overall, the funds are in good standing. With no questions, the reports were accepted by motion as follows:

- District 1: Director Waterman motioned to approve the Variance Reports. Upon second by Director Wilson, a vote was taken and the motion carried unanimously.
- District 2: Director Michelsen motioned to approve the Variance Reports. Upon second by Director Larson, a vote was taken and the motion carried unanimously.
- District 3: Director Amend motioned to approve the Variance Reports. Upon second by Director Taylor, a vote was taken and the motion carried unanimously.

2022 Business Plan Update: Director Wilson reported the status of the plan as of June 30, 2022. He reported several aspects that could serve as great information to the general public. He specifically noted the District is doing well in terms of following the plan itself.

- District 1: Director Waterman motioned to approve the Business Plan update. Upon second by Director Larson, a vote was taken and the motion carried unanimously.
- District 2: Director Michelsen motioned to approve the Business Plan update. Upon second by Director Reese, a vote was taken and the motion carried unanimously.
- District 3: Director Hochstein motioned to approve the Business Plan update. Variance Reports. Upon second by Director Dominic, a vote was taken and the motion carried unanimously.

Landscaping Update: Pete Hendel, as landscape committee chair reported. Rock beds have been remedied, fertilization and weeding has also been completed in those areas. Heading into autumn, Schultz will be onsite for most of the season. There are a few trees to be replaced. Warranty items will be taken care of at the vendors cost. He outlined some items that will be budgeted for moving into 2023. In some areas, the dwarf mountain grass was planted and is considered invasive. He then outlined beds that need to be better maintained and that work will begin now along Indiana and Iliff. Irrigation will stay on until weather says otherwise. Pete then answered questions from the board.

Retreat and Community Update: Several events have been hosted at the retreat both private and community. Fitness classes operations are on the patio until seasonal changes occur. Water aerobics was offered and popular for the limited time of operating. Unfortunately, someone lowered the thermostats below 72 degrees and one unit froze up and required a repair. Mr. Birkeness then answered questions from the boards.

Engineering Report: Director Larson reported first, Green Mountain Water and Sanitation has a new district manager, recently met with him and Director McGraw about the IGA signed in 2008. The agreement is due for renewal and the group discussed. Next, Consolidated Mutual Water held a meeting with manager Jared Roberts and Director Larson. Jared described the system in place with monitoring flow, water level, water intake/output in pond B2 and 12 shallow monitoring wells. Those are intended for minimal monitoring. Also, discussed was meter transfers Mr. Birkeness provided information on the meters that randomly showed up on the FRMD invoice. Originally the meter in question, did have a credit for service but the credit has since expired. Director Larson sought clarity on how the meter was transferred and Jared replied he will research. Moving forward, there will need to be a process in place to avoid a meter being transferred to the district. Next, landscape walls, some have issues and will require work to repair. Orchard park has a two year maintenance period expiring and will become FRMD property. A final report will be sent to Brookfield.

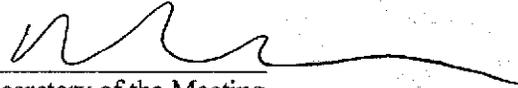
## **Adjournment**

There being no further business to come before the Boards, the meeting was adjourned at 8:33 p.m. by unanimous vote as follows.

- District 1: Director Waterman moved that the Board adjourn and upon a second by Director Wilson, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved that the Board adjourn and upon a second by Director Larson, a vote was taken, and the motion carried unanimously.

- **District 3:** Director Taylor moved that the Board adjourn and upon a second by Director Amend, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Secretary of the Meeting