

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED REGULAR 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: Wednesday, December 13, 2023, 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 held virtually via ZOOM meeting conferencing. Mr. Birkeness inquired whether any of the Board members had any potential conflicts of interest on matters coming before the board. There were no conflicts disclosed. The following Directors were in attendance:

District 1:

Tom Waterman – President
Dave McGraw – Vice President
David Wilson – Treasurer
Terry Larson – Secretary
Mike Walker - Asst. Secretary

District 2:

Terry Larson – President
Ted Michelsen - Vice President
Alan Plumhoff – Treasurer
Gerry Reese - Secretary
Tom Waterman – Assistant Secretary

District 3:

Aaron Hochstein – President
Andrew Amend – Vice President
Mike McCleary – Treasurer
Greg Taylor – Secretary
Alana Bissonnette – Assistant Secretary

Consultants:

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

Others identified in attendance:

Evan Kluding
Lindsey Tommasini
Caleb Tommasini
Daniel Dominic

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Call to Order Quorums of the Boards were present, and the Directors confirmed their qualifications to serve. Mr. Birkeness confirmed that the meeting has been properly noticed. The meeting was called to order at 6:58 p.m. Director Bissonnette disclosed she is serving on the HOA board as well.

Public Comment None.

Consent Agenda The Boards reviewed the consent agenda.

- District 1: Director Waterman moved to approve the consent agenda as presented. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.
- District 2: Director Larson moved to approve the consent agenda as presented. Upon second by Director Michelsen, a vote was taken, and the motion carried unanimously.
- District 3: Director Hochstein moved to approve the consent agenda as presented. Upon second by Director Amend, a vote was taken, and the motion carried unanimously.

Financial Matters 2024 Draft Budget: FRMD District 1 Director Plumhoff reported about the district budget and the process that has taken place. He gave a high-level overview of the General fund and Special Revenue fund. Director Reese presented the Capital Projects funds and Reserve Study funds. He noted no development fees were collected for new construction and an update to the Reserve Study will occur in 2024.

FRMD District 2 and District 3, Director Plumhoff stated the updates from the previous draft presented in October. Director McCleary noted the recent Special Session by the governor and the delay in the process for completing the budget process.

- District 1: Director Waterman moved to open the budget hearing at 7:13 pm.
- District 2: Director Larson moved to open the budget hearing at 7:13 pm.
- District 3: Director Hochstein moved to open the budget hearing at 7:13 pm.
No members of the public commented.
- District 1: Director Waterman closed the budget hearing at 7:15 pm.
- District 2: Director Larson closed the budget hearing at 7:15 pm.

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- District 3: Director Hochstein moved to open the budget hearing at 7:15 pm.

Mill Levy update: Director McCleary presented an update. He outlined changes the Finance Committee has reviewed and which are warranted due to budget values. The boards will finalize at the January meeting.

Fee Schedule Update: Director McCleary reported typically a 5% increase for development fees. THA and PAA fees are reviewed in the Spring time and typically mimic snow removal costs. The fee schedule would be in effect beginning January 1, 2024.

- District 1: Director Wilson moved to approve the fee schedule as presented. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.
- District 2: Director Reese moved to approve the fee schedule as presented. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.
- District 3: Director McCleary moved to approve the fee schedule as presented. Upon second by Director Amend, a vote was taken, and the motion carried unanimously.

Consider adoption of a resolution to adopt the 2024 budget, certify mill levies, and appropriate expenditures: Due to the values that have not been provided by the state, the boards have agreed to table the topic until the January meeting.

2023 Q3 Budget Variance Reports: Director Reese noted the reports were presented in the annual meeting.

- District 1: Director Wilson moved to accept the reports as presented. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.
- District 2: Director Reese moved to accept the reports as presented. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.
- District 3: Director McCleary moved to accept the reports as presented. Upon second by Director Amend, a vote was taken, and the motion carried unanimously.

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Maintenance and Operations Matters

Landscape Update: Daniel Dominic reported the 2023 work that was recently completed. He noted budget constraints for 2024 due to additional filings adding to the Landscape responsibilities. He then answered questions from the board.

Retreat and Community Update: Mr. Birkeness presented the report. He also presented the proposal for the Retreat Office remodel and the reserve study funding. Extensive discussion occurred regarding document availability and storage at the Retreat. The topic will be made an agenda item at the next regular board meeting.

- District 1: Director Wilson motioned to approve the proposal for the office remodel. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.

Parking policy at the Retreat. Mr. Birkeness noted the district policy for no overnight parking.

General Sign Standards and consideration for purchasing/installation: Director Walker presented a report and discussed options for the board to consider regarding changes and costs. Extensive discussion occurred regarding the possible changes to signage posts. A proposal was also presented for problematic parking areas within the district.

- District 1: Director Walker motioned to approve the proposal for sign installation NTE \$1,100. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

Enforcement Policies/Procedures for Parking Signs: Director Walker presented the possibility for enforcement for the problematic parking areas. The board discussed and ultimately decided to delay the topic until the after the installation and a review period.

Community Engagement: Director Reese reported the committee continues to meet monthly. He noted the committee is investigating several aspects for increased community participation. Specifically noting the website can be used as a major tool moving forward.

Engineer Report: Directors Larson noted the report was presented at the annual meeting. There were no questions raised from the boards.

2024 FRMD Regular Meeting Schedule: Director Waterman discussed the hybrid meeting possibility from virtual and in person. The boards discussed and agreed the

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January meeting should be held virtually and March will be in person at the Retreat.

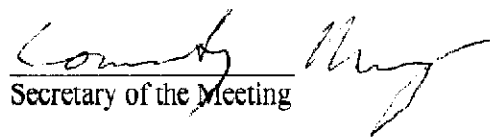
Legal Matters Litigation Update: Director Waterman provided an overview of the legal update and noted a posting on Solterra Connect was imminent.

Second Public Comment None

Adjournment There being no further business to come before the Boards, the meeting was adjourned at 8:48 p.m. as follows:

- District 1: Director Wilson moved to adjourn. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen moved to adjourn. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.
- District 3: Director Hochstein moved to adjourn. Upon second by Director Bissonette, a vote was taken, and the motion carried unanimously.

Respectfully submitted,


Secretary of the Meeting