

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: Monday, January 8, 2024, 6:30 p.m.

Attendance

The combined regular 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
Joan Beans, District Accountant, Community Resource Services

Others identified in attendance:

Jim Cantrell
Peggy Waterman
Nancy Reese

Call to Order

Quorums of the Boards were present, and the Directors confirmed their qualifications

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to serve. Mr. Birkeness confirmed that the meeting has been properly noticed. The meeting was called to order at 6:31 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 McGraw moved to approve the consent agenda as presented. Upon second by Director Walker, 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 Plumhoff, a vote was taken, and the motion carried unanimously.
- District 3: Director Amend moved to approve the consent agenda as presented. Upon second by Director Hochstein, a vote was taken, and the motion carried unanimously.

Financial Matters Mill Levy update: Director McCleary presented an update and outlined cost increases across many subjects and with the mill levy remaining at a total of 36.5. He noted the additional funds received will help general fund obligations compared to years past.

Consider a resolution to adopt the 2024 budget, certify mill levies, and appropriate expenditures: The FRMD #1-3 boards reviewed the draft and noted the process to bring the items together to be fiscally and financially responsible.

- District 1: Director Wilson moved to approve the 2024 budget, certify mill levies and appropriate expenditures as presented. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Plumhoff moved to approve the 2024 budget, certify mill levies and appropriate expenditures as presented. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.
- District 3: Director Hochstein moved to approve the 2024 budget, certify mill levies and appropriate expenditures as presented. Upon second by Director McCleary, a vote was taken, and the motion carried unanimously.

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Maintenance and Operations Matters

2024 Business Plan Update and Consideration of Approval: Director Wilson presented and noted the following: sections of governance, acceptance of filings from the developer are fluid, water feature and pond b2 focus, legal updates posted to Solterra-connect.com, budget process and planning timeline.

- District 1: Director Waterman motioned to accept the 2024 business plan as presented. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.
- District 2: Director Michelsen motioned to accept the 2024 business plan as presented. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.
- District 3: Director Hochstein motioned to accept the 2024 business plan as presented. Upon second by Director Taylor, a vote was taken, and the motion carried unanimously.

Landscape Update: Mr. Birkeness updated the boards on the coming months' work for the landscape vendor. He then answered questions from the board regarding snow removal.

-Consider proposal for Retreat Fountains conversion to Flower beds

- District 1: Director McGraw motioned to approve the proposal for the Retreat Fountain conversion. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

-Consider proposal for playground mulch installment

Extensive discussion occurred regarding costs associated with the recent proposal vs. previous work, material change possibilities and further research. It was determined by the boards to table the topic until further research can be done and evaluated.

Retreat and Community Update: Mr. Birkeness presented the report. He also presented the HVAC system failure in one furnace at the Retreat. He noted proposals are forthcoming, but not an emergency currently. He then answered questions from the boards.

-Retreat File Storage Update: Mr. Birkeness reported the ongoing research and options explored with the Retreat office remodel. He noted CRS recently upgraded server access and will need technical guidance and information on what is capable within CRS systems.

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Speed Limit Sign Proposal and Discussion: Director Walker presented a current sign absence west of the traffic circle that requires district replacement.

- District 1: Director Walker motioned to approve the proposal presented for speed limit sign. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

Engineer Report: Directors Larson noted a reserve study proposal will be forthcoming as the current study requires an overhaul to be current.

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

Jim Cantrell asked about the stagnate Mill Levy while home assessed values increased. He also asked about the potential costs during the discovery process with current legal matters. Director Waterman responded with the current urgency of the mediation process and desires of the board to avoid undesirable costs for the community. Director McCleary responded regarding the stagnate Mill Levy and values. He specifically noted the additional revenues are used to avoid the need for additional quarterly fee increases.

Adjournment

There being no further business to come before the Boards, the meeting was adjourned at 7:33 p.m. as follows:

- District 1: Director McGraw moved to adjourn. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.
- District 2: Director Reese moved to adjourn. Upon second by Director Michelsen, 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