

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF TRADITIONS METROPOLITAN DISTRICT

Held: Tuesday, October 26, 2021 at 3:00 p.m. via Teleconference

**Attendance**

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Jon Barber  
Troy Miller  
Claire Vlach  
Dawn Bennetts  
Joyce Nelson

Also present were: George M. Rowley, Esq., White Bear Ankele Tanaka & Waldron, District Legal Counsel; and John Simmons, Simmons and Wheeler, District Accountant.

**Director Qualification**

The directors in attendance confirmed their qualification to serve.

**Call to Order**

It was noted that a quorum of the Boards were present and the meeting was called to order.

**Disclosure Matters**

Mr. Rowley advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rowley reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Barber inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Approval of Agenda**

Mr. Barber presented the Board with the agenda for the meeting for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

## **Consent Agenda**

Mr. Rowley provided the items on the consent agenda to the Board. Mr. Rowley advised that any item can be removed from the consent agenda to the regular agenda upon a request from any Director. No items were requested to be moved from the consent agenda. Upon a motion duly made, seconded and unanimously carried, the Board approved and adopted the following items:

- Minutes from July 27, 2021 Special Meeting;
- Minutes from July 28, 2021 Special Meeting; subject to adding language regarding questions about Simmons and Wheeler engagement letter; and
- Special District Disclosures Pursuant to § 32-1-809, C.R.S.

## **Public Comment**

None.

## **Legal Matters**

Adoption of Resolution Designating the Location of Meetings of the Board of Directors

Mr. Rowley presented the Board with the Resolution Designating the Location of Meetings of the Board of Directors. Following discussion and upon motion duly made, seconded and unanimously carried, the Board adopted the resolution.

Consider Adoption of Resolution Calling May 2022 Election

Mr. Rowley presented the Board with the Resolution Calling May 2022 Election. Following discussion and upon motion duly made, seconded and unanimously carried, the Board adopted the resolution and determined that the notice for the call of nominations will be emailed/mailed to homeowners and posted on the District website.

Consider Approval of 2022 Annual Administrative Resolution

Mr. Rowley presented the Board with the 2022 Administrative Resolution. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the resolution.

Renewal of Property and Liability Coverage and Workers Compensation Coverage and SDA Membership

Mr. Rowley presented the Board with the renewal of the property and liability coverage and workers compensation coverage and SDA membership. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the renewal.

Discussion Regarding Pond Renovation

The Board engaged in discussion regarding the pond renovation. It was noted that the grading plan, hydrology and water shed plan is in process. Director Barber was directed to get two proposals from landscaping companies and a publication of invitation to bid for pond dredging and grading.

Discussion Regarding the Accountant Engagement Letter

The Board engaged in general discussion regarding the accountant engagement letter. No action taken.

E470 Neighbors Annual Dues

No action taken.

### **Financial Matters**

Consider Approval of Financials/Payables

Mr. Simmons presented the financials and payables. Following discussion, upon a motion duly made and seconded, the Board directed Director Barber to review and approve payables on Bill.com.

Conduct 2021 Budget Amendment Hearing and Consider Adoption of Resolution to Amend 2021 Budget

Mr. Simmons determined there was no budget amendment needed.

Conduct 2022 Budget Hearing and Consider Adoption of Resolution to Adopt 2022 Budget and Set Mill Levies

Director Barber opened the public hearing on the proposed 2022 Budget. Ms. Murphy noted that the notice of public hearing was published in accordance with Colorado law in the Aurora Sentential. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Simmons reviewed the 2022 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2022 Budget as discussed, appropriating funds therefore and certifying 2.487 mills for the general fund and 30.000 mills for the debt service fund. The Board directed legal counsel and the District's accountant to certify the mill levy by December 15, 2021 and file the 2022 Budget by January 30, 2022.

Consider Approval of 2020 Auditor

Deferred.

## **Other Business**

- Next Meeting Tuesday, January 25, 2022 at 3:00 p.m. via teleconference.
- 2022 May Election The board engaged in general discussion regarding the election in May 2022 to take mills from the debt service fund and move to the general fund.
- Completion of 1<sup>st</sup> Ave. Parkway The Board engaged in general discussion regarding the completion of 1<sup>st</sup> Ave. Parkway. Director Barber was directed to talk to City Council regarding the same.

## **Adjournment**

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting



---

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 25<sup>th</sup> day of January, 2022.