

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

TRADITIONS METROPOLITAN DISTRICT

Held: Thursday, October 13, 2022, at 3:00 p.m. via
Teleconference

Attendance

The regular meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors 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; Jay Peters, WSB Engineers, District Engineer; Ken Haldeman, Traditions Neighborhood of Aurora HOA, Board Member; and John Simmons, Simmons & 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 Board was 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. Director 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

Director Barber presented the Board with the meeting agenda 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. Following discussion, upon a motion duly made and seconded, the Board approved and adopted the following items:

- Minutes from July 26, 2023, Regular Meeting
- Notice to Electors Pursuant to § 32-1-809, C.R.S.
- Resolution Calling May 2, 2023, Election

Public Comment

None.

Legal Matters

Consider Adoption of 2023 Annual Administrative Resolution

Mr. Rowley discussed the 2023 Annual Administrative Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Review Pond Repair Status and Expenses
Consider Survey Proposal for Pond Repair

Mr. Barber reviewed the pond status and expenses with the Board

Mr. Barber discussed the survey proposal for the pond repair with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for up to \$12,000.

Update on November Election

Mr. Rowley provided an update on the preparations for the election. No action was taken.

Discuss MARIA Infrastructure Improvements

Mr. Rowley discussed infrastructure improvements with the Board. The Board inquired into what improvements were going to be made to 1st Avenue. Once additional information is available Mr. Rowley will report to the Board.

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

Mr. Rowley discussed the renewal of the Property and Liability and Workers Compensation coverage as well as the SDA membership with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the renewals.

Financial Matters

Consider Approval of Payables and Acceptance of Financials

Mr. Simmons presented the financial statements to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the financial statements and payables, subject to clarification on the amounts of the payables by Mr. Simmons.

Consider Payment of WSB Invoice

The WSB invoice was presented to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved payment of \$3,448.50.

Consider Ratification of 2021 Audit

Mr. Simmons presented the 2021 Audit to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the audit.

Consider Approval of 2022 Auditor

The Board discussed the Approval of the 2022 Auditor. Following discussion, upon a motion duly made and seconded, the Board unanimously approved using the same auditor as the previous year barring the fee is not greater 5% from the year prior.

Conduct Public Hearing on 2023 Budget and Consider Adoption of Resolution Adopting 2023 Budget, Imposing Mill Levy and Appropriate Funds

Director Barber opened the public hearing on the proposed 2023 Budget. Mr. Rowley noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Simmons reviewed the 2023 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2023 Budget, appropriating funds therefor and certifying mills for the General Fund, and mills for the Debt Service Fund, as shown in the 2023 Budget, subject to receipt of final assessed valuation.

Discuss District Investment Opportunities

The discussion on possible investment opportunities for the District.


Other Business

The Board requested that the 2022 minutes as well as the 2021 audit be posted to the District's website.

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.


Joyce Nelson (Mar 22, 2023 18:14 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 14th day of March 2023.