

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

TRADITIONS METROPOLITAN DISTRICT

Held: Friday, June 30, 2023, at 3:00 p.m. via Teleconference

**Attendance**

The special 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; Ken Haldeman, Traditions HOA, Board Member; and Diane Wheeler and Morgan Wheeler, 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.

**Election of Officers**

The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Barber as President, Director Miller as Vice President, Director Vlach as Treasurer, Director Bennetts as Secretary and Director Nelson as Assistant Secretary.

**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 March 14, 2023, Special Meeting

**Public Comment**

None.

**Legal Matters**

Discuss 2023 Legislative Memorandum

Mr. Rowley discussed the 2023 Legislative Memorandum with the Board. No action taken.

Discuss Annual Meeting

Mr. Rowley discussed the annual meeting with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved holding the annual meeting before the regular meeting in October.

Consider Accepting Ownership of Detention Pond Parcel

Mr. Rowley discussed accepting ownership of the detention pond parcel with the Board. The matter was deferred until a decision was made about merging with the HOA.

Discuss Merging of the HOA with the Metropolitan District

The Board engaged in a general discussion regarding the possibility of merging the HOA with the Metropolitan District. The matter was deferred until the next meeting.

**Operational Matters**

Review Pond Repair Status and Expenses

Representatives from WSB shared a presentation with the Board regarding the changes to the detention pond plans needed to get approval from the flood plain district. Following discussion, upon a motion duly made and seconded, the Board unanimously approved amendment 3 to increase the amount of the WSB contract.

## **Financial Matters**

Consider Approval of Payables and Acceptance of Financials

Ms. Wheeler presented the financial statements to the Board. Following discussion, upon a motion duly made and seconded, the Board accepted the financial statements and approved the payables.

The Board also engaged in a general discussion regarding the transfer of funds. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the transfer of \$100,000 from contingency to the detention pond line item.

Consider 2022 Audit

Ms. Wheeler reviewed the draft audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the request for an extension to filing in September.

Discuss Annual Dues for E-470 Neighbors

The Board engaged in a general discussion regarding annual dues for the E-470 neighbors, and unanimously approved payment.

**Other Business**

None.

**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.

*Dawn Bennetts*  
Dawn Bennetts (Nov 6, 2023 10:18 MST)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 24<sup>th</sup> day of October 2023.