

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

TRADITIONS METROPOLITAN DISTRICT

Held: Tuesday, March 14, 2023, 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
Claire Vlach
Dawn Bennetts
Joyce Nelson

Director Miller was absent and the absence is deemed excused.

Also present were: George M. Rowley, Esq., White Bear Ankele Tanaka & Waldron, District Legal Counsel; Ken Haldeman, Traditions HOA, Board Member; and Diane 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.

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 October 13, 2022, Special Meeting, subject to correcting Mr. Haldeman's name

Public Comment

None.

Legal Matters

Review Pond Repair Status and Expenses

Mr. Barber reviewed the pond status and expenses with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the change order for the cost increase.

Consider Accepting Ownership of Detention Pond Parcel

Mr. Barber discussed the detention pond parcel with the Board. Mr. Rowley was directed to draft the deed and send to Mr. Haldeman for review. It is noted that the flood plain district will maintain the pond once completed.

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 HOA will provide a proposal for the merger and the Board voted unanimously to review the proposal when presented.

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, except for the check to Mr. Miller for the meeting.

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 \$600,000 from the debt service fund to the capital project fund to pay for the costs of the detention pond.

Consider 2022 Audit

Ms. Wheeler reviewed the draft audit with the Board. The Board will consider approving the audit once it receives a clean opinion from the auditor

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 \(Jun 30, 2023 17:12 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 30th day of June 2023.