

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

TRADITIONS METROPOLITAN DISTRICT

Held: Tuesday, October 24, 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  
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; Diane Wheeler, Simmons & Wheeler, District Accountant and members of the public.

**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.

## **Public Comment**

None.

## **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 June 30, 2023, Special Meeting
- Notice to Electors Pursuant to § 32-1-809, C.R.S.

## **Legal Matters**

Consider Adoption of 2024 Annual Administrative Resolution

Mr. Rowley presented the 2024 Annual Administrative Resolution to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Discuss and Renew Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage and Consider Approval of Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool

Mr. Rowley presented the Renewal of General Liability, Workers Compensation and Agency Fee to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the renewals.

Consider Accepting Ownership of Detention Pond Parcel

Mr. Rowley discussed accepting ownership of the detention pond parcel with the Board. It was noted that ownership will most likely take place in 2025. The matter was deferred until the next meeting.

Discuss HOA and Metropolitan District Responsibilities Including Security Services

The Board engaged in a general discussion regarding HOA and the Metropolitan District responsibilities. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the District taking over the security contract from the HOA. Legal counsel to draft the agreement.

Discuss Intergovernmental Agreement with City for Snow Removal

Mr. Rowley discussed the Intergovernmental Agreement with the City for Snow Removal with the Board. No action taken.

Discuss Requirements of SB23-303 Relating to Limitations on Property Tax Revenue

Mr. Rowley explained to the board that Proposition HH will be on the ballot this November, which is a referred measure that would limit tax increases from the prior property tax year to the amount of inflation, and that would also temporarily reduce the valuation for assessment of certain residential and nonresidential property. Revenues for the payment of bonds and revenues from a mill levy approved by the local government's voters are excluded from the revenue calculation. Districts can impose a mill levy that exceeds the limit if they; publish a notice of their intent to exceed the limit in a newspaper; and post it on the District's website, at least 10 days in advance of the public hearing at which the mill levy will be considered. The notice must include, the proposed mill levy, any temporary property tax credits, the date, time, and location of the public hearing. At the meeting, the District must provide the public an opportunity to present oral testimony on the mill levy and must adopt a resolution to approve the mill levy after it has heard from interested taxpayers. In exchange for the limit on tax increases and reduced valuation for assessment the ballot measure would allow the State to retain surplus revenue that would otherwise be required to be refunded to taxpayers. Because the District is holding its meeting before the election the District will need to approve a budget with mill levy that may need to be recalculated depending on the outcome of the election. The motion to approve the budget resolution should include direction to the consultants to file the budget with the appropriate calculation based on the outcome of the election.

Consider Approval of WSB Construction Bidding Proposal

Mr. Barber presented the WSB Construction Bidding proposal to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

### **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 Adoption of Resolution Amending 2023 Budget

Not needed.

Consider Adoption of Resolution Adopting 2024 Budget, Imposing Mill Levy and Appropriating Funds

Director Barber opened the public hearing on the proposed 2024 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.

Ms. Wheeler reviewed the 2024 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor as shown in the 2024 Budget, subject to receipt of final assessed valuation, and directed its consultants to file the budget with the appropriate mill levy calculation based on the outcome of the election on Proposition HH. The revenue target for the general fund is \$90,000 and the target for the debt service fund is \$860,000.

Consider Auditor Proposals for 2023 Audit

None.

Consider Ratification of Acceptance of 2022 Audit

Ms. Wheeler presented the 2022 Audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the audit.

### **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 (Feb 13, 2024 14:17 MST)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 9<sup>th</sup> day of February 2024.