

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

TRADITIONS METROPOLITAN DISTRICT

Held: Friday, February 9, 2024, at 2:00 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. and Scott A. Goodstein, Esq., White Bear Ankele Tanaka & Waldron, District Legal Counsel; Andy Carroll, Metropolitan District Public Safety, District Security; Jay Peters and Zoe Gregoire, WSB Design and Consulting Firm; 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. Director Vlach joined the meeting at approximately 2:30.

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 amended to discuss the detention pond.

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 October 24, 2023, Annual Meeting
- Minutes from October 24, 2023, Regular Meeting

District Management Matters

Discuss Security Update

The Board engaged in a general discussion regarding Metropolitan District Public Safety that patrols for community safety as well as the location of the security cameras in the area. No action was taken.

Discuss Detention Pond

The Board engaged in a general discussion regarding the detention pond. Mr. Peters and Ms. Gregoire noted that they have been working with the City of Aurora over the past two years for the proper permits and on the design. It was noted that the construction plans need to be approved by the City of Aurora and Mile High Flood District, and that WSB currently believes that completed approval will take place in May. Following discussion, upon a motion duly made and seconded, the Board unanimously approved beginning construction bidding and accepted the proposal with WSB to oversee construction of the detention pond project.

Legal Matters

Consider Adoption of 2024 Resolution Designating Meeting Notice Posting Location

Mr. Rowley presented the 2024 Resolution Designating Meeting Notice and Posting Location to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Consider Accepting Ownership of Detention Pond Parcel

Mr. Rowley noted that ownership of the detention pond parcel would be considered by the Board at a future date. No action taken.

Discuss HOA and Metropolitan District Responsibilities Including Security Services

Mr. Rowley noted that this item would also be discussed in the future and that there is nothing to discuss at this time. No action taken.

Consider Approval of Resolution Adopting Procurement Policy

Mr. Rowley discussed the Resolution Adopting Procurement Policy with the Board. No action taken, the matter is deferred until the next meeting.

Discuss Quinquennial Review

Mr. Rowley discussed the Quinquennial Review with the Board. No action taken.

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.

Other Business

Mr. Goodstein responded to a question from Mr. Barber regarding board members from another special district being disqualified from their positions for failing to make certain required filings in a timely manner after an election.

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 (May 21, 2024 18:24 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 16th day of May 2024.