

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NO. 2

Held: Wednesday, October 27, 2021, at 6:00 p.m., at Windsor Community Recreation Center, 250 N. 11<sup>th</sup> Street, Windsor, Colorado 80550.

#### Attendance

A regular meeting of the Board of Directors of the Greenspire Metropolitan District No. 2 was held and the following Directors, having confirmed their continued qualification to serve on the Board, were in attendance:

James Hogue, President  
Doug Hoffman, Assistant Secretary

Absent: None.

Also, in attendance were Colin B. Mielke, Seter & Vander Wall, P.C.; Nik Wagner, Centennial Consulting Group; and the following members of the public: John Hall, Pam Tjaden, and Dave Carlson.

#### Call to Order and Declaration of Quorum

The meeting was opened and it was noted that a quorum of the Board was in attendance.

#### Disclosure Matters

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest, which had been disclosed and filed with the Colorado Secretary of State, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

#### Approval of Minutes

The Board reviewed the minutes from the July 28, 2021 board meeting. Upon motion made, seconded and unanimously carried, the Board approved the minutes as presented. Mr. Mielke noted that the June 23, 2021 meeting were approved at the July 28, 2021 meeting, but that he brought a copy to this meeting to be signed

## RECORD OF PROCEEDINGS

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for the District's records.

### Director Matters

- Acknowledgement of Director Resignations      The Board acknowledged the resignations from the Board of Directors by Mr. Bret Hall, Mr. Phil Myers, and Ms. Rachel Theobald.

- Consider Appointment of Directors      The Board discussed the desire to fill vacancies on the Board of Directors. Mr. John Hall and Mr. Dave Carlson discussed their interest in serving on the Board. After discussion, and upon motion made, seconded and unanimously carried, the Board appointed Mr. John Hall and Mr. Dave Carlson to the Board. The Board further discussed with Ms. Tjaden her assistance in recruiting an additional person to the remaining vacancy.

- Election of Officers      The Board discussed the need to appoint a treasurer and secretary. Upon motion made, seconded and unanimously carried, the Board elected Director Hoffman as Treasurer/Secretary and elected Directors Hall and Carlson as Assistant Secretaries.

Public Comment      The meeting was opened for public comment. Director Hogue informed members of the public that upgraded water meter installations for existing properties is moving forward. There being no comments from members of the public, the public comment period was closed.

Financial Matters      The Board reviewed the financial report dated September 30, 2021 and the payment of claims report for payables from March 25, 2021 to September 30, 2021. After review and discussion and upon motion made, seconded and unanimously carried, the Board accepted the financial report and ratified the payment of claims report as presented.

Discussion regarding Public Hearing for 2022 Budget      The Board discussed setting a public hearing for adoption of the 2022 budget, and determined to set the hearing for 6:00 p.m. on November 17, 2021 at the Windsor Community Recreation Center, 250 11<sup>th</sup> Street, Windsor, Colorado.

Discussion regarding Bond Issuance      The Board and Mr. Mielke discussed plans for a bond issuance, including the general process for a municipal bond issuance, and noting that documentation will be drafted and provided by bond issuance consultants during the process for the Board's review and consideration.

## RECORD OF PROCEEDINGS

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### District Manager Report

Mr. Wagner updated the Board regarding District operations. He noted that the area behind Saratoga Drive has a temporary sidewalk and that a permanent sidewalk is expected to be installed once moisture in the ground recedes. Mr. Wagner informed the Board that the main water valve for the irrigation system is stuck and the Town has not yet fixed the issue. Mr. Wagner will continue to work with the Town on this issue.

Mr. Wagner updated the Board on meter installations, noting that parts can be shipped now, but end points are not expected to be received until March due to shipping delays. District No. 1 has received a proposal of \$50 per meter for installation from a contractor.

Mr. Wagner informed the Board that four trees along Hollister Road have been removed and will be replaced under warranty.

### Legal Matters

#### - May 2022 Regular Election

Mr. Mielke discussed the May 2022 regular election and the self-nomination process for directors at the election.

#### - 2020 Audit Exemption

Mr. Mielke discussed the District's application for exemption from 2020 audit. After discussion, and upon motion made, seconded and unanimously carried, the Board accepted the application for exemption from 2020 audit.

### Other Business

The Board discussed the possibility of installing improvements in the open areas near Windsor Lake, including a desire by some members of the community to install a playground in the area and the desire for mowing activities to be performed in the area. The Board also discussed the possibility of installing dog waste stations within the community. The Board noted that it will continue these discussions with the Board for District No. 1.

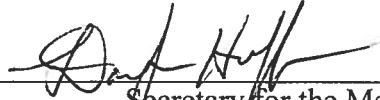
The Board discussed new fencing within the District's boundaries, confirming that the fencing is located on District property. The Board also discussed notifying landscapers to be careful of wire fencing along open space to avoid damage to the fencing. Mr. Wagner confirmed that Centennial Consulting Group will inspect fencing caps in the community to identify areas for potential repairs.

## RECORD OF PROCEEDINGS

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Adjournment

There being no other business to come before the Board, the meeting was adjourned at approximately 7:45 p.m.



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Secretary for the Meeting