

RECORD OF PROCEEDINGS

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF THE
PLAINS METROPOLITAN DISTRICT
HELD
OCTOBER 17, 2024

The Regular Meeting of the Board of Directors of the Plains Metropolitan District (referred to hereafter as the "Board") was convened on Thursday, October 17, 2024 at 12:00 p.m. at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado 80127. The meeting was open to the public.

ATTENDANCE

Directors in Attendance:

Kathy Christensen
Scott Burrows
Joe Pickard
Kathy Tourney
Steve Langer

Also in Attendance were:

Shannon Smith Johnson, Esq.; Icenogle Seaver Pogue, P.C.
David B. Peak; District Manager

CALL TO ORDER

A motion was duly made by Director Burrows, and seconded by Director Pickard, and upon vote, unanimously carried, the Board called the meeting to order.

DISCLOSURE MATTERS

Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Burrows disclosed his provision of accounting and tax consulting services for Dallas Tourney, Inc, an owner of property within the District. Director Burrows also disclosed his directorship in Hogback Metropolitan District. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Langer disclosed his ownership interest in Briarwood Gardens Properties, LLC, an owner of property within the District. Director Langer also disclosed his directorship in Ken Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Christensen disclosed her ownership interest in certain real property located in the District. Director Christensen also disclosed her ownership interest and officership as President of KC & Associates, LLC. This disclosure is associated with approval of items on the agenda that may affect her interests.

Director Pickard disclosed his ownership interest in certain real property located within the District. Director Pickard also disclosed his ownership interest in Pickard Law and his directorship in Ken-Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect his interests.

RECORD OF PROCEEDINGS

Director Tourney disclosure her ownership interest in certain real property located within the District. Director Tourney also disclosed her ownership interest and officership in Dallas W Tourney, Inc. Director Tourney disclosed her membership in Ken-Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect her interests.

APPROVAL OF AGENDA

This Regular Board Meeting was held in-person and open to the public. Following review and discussion, upon a motion duly made by Director Burrows, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the Agenda.

APPROVAL OF MINUTES

Following review and discussion, upon a motion duly made by Director Burrows, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the Minutes of the August 15, 2024 Regular Meeting and the August 29, 2024 Special Meeting Minutes.

COMMUNITY COMMENT

None.

FINANCIAL MATTERS

A. Ratify August and September 2024 Claims and Approve October 2024 Claims

After review, and upon a motion duly made, by Director Burrows, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the August and September 2024 ratified claims and approved the October 2024 claims totaling \$61,099.03 for check numbers 2385-2413.

B. Review and Approve Cash Position as of October 15, 2024

Mr. Peak reviewed the Cash Position Schedule as of October 15, 2024. The Board accepted the October 15, 2024 Cash Position Schedule as presented.

C. Ratify Approval of 2023 Audit

Mr. Peak reviewed the 2023 Audit and the highlights contained in the report, which was completed by WIPFLI. After discussion with the Board, and upon a motion duly made, by Director Burrows, and seconded by Director Langer, and upon vote, unanimously carried, the Board unanimously ratified the approval of the 2023 Audit and its submittal to the Colorado Office of the State Auditor.

D. Review the Proposed 2025 'Draft' Budget

Mr. Peak reviewed the proposed 'Draft' 2025 Budget. The preliminary assessed value from Jefferson County is \$98,159,100. After review and discussion, the proposed line items will be: 'Legal' to increase to \$45,000, the 'Nature Park Maintenance' will be \$85,000, the

RECORD OF PROCEEDINGS

'Nature Park Capital Expense' will be \$90,000, the 'KCOPA Landscape Maintenance' will go to \$160,000 and a new line item titled: 'Website Expense' will be \$4,000. The Board acknowledged receipt and review of the Proposed 'Draft' 2025 Budget as presented. The Board will conduct a public hearing to consider approving the 2025 Budget on Thursday, November 21, 2024.

ADMINISTRATIVE MATTERS

- A. Update on Erosion Control, Weed Mitigation, Rock Mulch Installation, and Pump Station Removal at the Deer Creek Nature Park

Mr. Peak reported that Blue Tec submitted a proposal dealing with the erosion that was identified by Jefferson County and in violation of their previously issued permits. Mr. Peak is also working with Fiore and Sons Inc. for a proposal to remove the small golf cart bridge. Keesen Landscape installed new rock mulch at the foot of the rock wall at C-470 and Ken Caryl Avenue. Keesen Landscape mowed a 3-foot swath on each side of the golf cart path to remove noxious weeds and provide a clearing for sight line safety.

It was also reported that the former golf course Superintendent removed the dilapidated irrigation pump station that is adjacent to the golf cart path near the previously identified 'Hole #2'. Mr. Peak also reported that he is working with ERO Resource Group to provide a management master plan of the 64-acre parcel into a nature park.

- B. Ratify Approval of the Blue Tec Work Order for Erosion Control at the Deer Creek Nature Park for \$15,930

After a brief discussion with the Board, and upon a motion duly made, by Director Langer, and seconded by Director Burrows, and upon vote, unanimously carried, the Board unanimously ratified the approval of the Blue Tec work order for \$15,930.

- C. Ratify Approval of the Work Order for the Pump House Removal by Chris Towner for \$1,600

After a brief discussion with the Board, and upon a motion duly made, by Director Burrows, and seconded by Director Langer, and upon vote, unanimously carried, the Board unanimously ratified the approval of the work order by Chris Towner for \$1,600.

BOARD MATTERS

- A. Other
None.

LEGAL MATTERS

- A. Update on Matters Related to the Deer Creek Nature Park

Ms. Johnson updated the Board with respect to the outstanding action items and completed work related to the acquisition of the nature park. No action was taken.

RECORD OF PROCEEDINGS

B. District Manager Delegation of Authority

Ms. Johnson discussed delegating authority to the District Manager to sign contracts on behalf of the District subject to parameters established by the Board. After discussion, and upon a motion duly made, by Director Langer, and seconded by Director Tourney, and upon vote, unanimously carried, the Board delegated authority to the District Manager to sign contracts under the amount of \$15,000 provided the expenditures are within the District's budget and the form of agreement is either on a District form of contract or has otherwise been approved by general counsel.

OTHER BUSINESS

A. Confirm Quorum for the next Regular Board Meeting and 2025 Budget Hearing at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado 80127, Thursday, November 21, 2024 at 12 p.m.

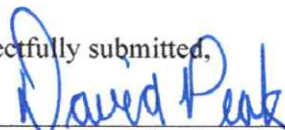
B. Holiday Gathering at the Fort Restaurant, 19192 Highway 8, Morrison, Colorado, Thursday, December 5, 2024 at 5:30 p.m.

ADJOURNMENT

Upon a motion duly made, by Director Christensen, and seconded by Director Pickard, and upon vote, unanimously carried, the meeting was adjourned at approximately 12:52 p.m.

Respectfully submitted,

By



Secretary for the Meeting