

RECORD OF PROCEEDINGS
OF THE REGULAR MEETING AND BUDGET HEARING OF THE
VILLAS METROPOLITAN DISTRICT

HELD: Tuesday, June 1, 2021, at 11:00 a.m., via zoom in light of the COVID 19 pandemic

ATTENDANCE:

A regular meeting of the Board of Directors of Villa Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Ken Grant (by videoconference/phone)
Fred Blackmon (by videoconference/phone)
Christopher Miller (by videoconference/phone)
Sara Dieringer Cardel Homes (by videoconference/phone)
Rodney Elmore (by videoconference/phone)

Also present: Diane Wheeler, Simmons and Wheeler, District Accountant (by videoconference/phone); Lisa Mayers, Spencer Fane, District Counsel (by videoconference/phone); Angela Elliott, Teleos Management, District Manager and Marlene Pappas, Teleos Management (by videoconference/phone); Public was present at meeting (by videoconference/phone).

CALL TO ORDER:

On behalf of the Board, Director Grant noted that a quorum was present and called the meeting to order at 11:03 a.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

APPROVAL OF MINUTES:

The Board reviewed the minutes of the Nov. 3, 2020, regular meeting held by the Board of Directors of Villas Metropolitan District. Following discussion and upon motion duly made by Director Grant, seconded by Director Elmore, upon vote and unanimously carried, the Board approved the minutes as presented and authorized Director Grant to execute the minutes as constituting a true and correct record of the proceedings of the meeting.

FINANCIAL MATTERS:

Review and ratification of payment of claims. The Board received the ratification of Claims, check #'s 1173 through check # 2004 totaling \$28,851.44 for the period

November 2020 through January 2021, and claims in the amount of \$21,545 for the period January 2021 through May 2021. District Accountant Wheeler

Director Elmore requested the financials be available so the board packet can be distributed to Board more in advance than 3 days. District Accountant Wheeler will attempt to finish financials earlier for future meetings.

Director Blackmon questioned the gap in check numbers 1186 to 2000. District Accountant Wheeler said that these checks were all voided.

Director Blackmon discussed bill.com and that he is not being notified of bills being paid. District Accountant Wheeler will make sure he receives the emails for bill.com.

Following discussion, upon motion duly made by Director Elmore, seconded by Director Blackmon, and upon vote unanimously carried, the Board ratified the payment of claims in the amount \$71,941.44, for the above-mentioned time periods.

March 2021 Financial Statements. District Accountant Wheeler distributed the financials as of March 31, 2021. The General fund as of March 31, 2021, was \$14,636, in Operating account District Account Wheeler discussed the snow removal expense line item is well over budget; \$4,415 in the Capital Fund; and \$354,502 in the Debt Service Fund. District Accountant Wheeler noted that all property taxes will be collected in July, the bond interest payment will be made June 1 in the amount of \$108,906.50, and the remaining \$109,906.50 on December 1, 2021.

Following discussion, upon motion duly by Director Elmore, seconded by Director Blackmon, and upon vote unanimously carried, the Board accepted the financial statements as presented District.

Review and Accept 2020 Audit.

District Accountant Wheeler walked the Board through the Audit and emphasized Note #4 that talks about District's debt and how and when this debt is paid.

Director Blackmon asked about Note #8. District Counsel Mayers discussed disclosures are filed with the Secretary of State at least 72 hours prior to the District's meeting. District Counsel Mayers will forward to the Board the disclosures filed.

Director Blackmon asked what are the Cardel conflicts of interest and stated he hasn't seen the disclosure statements and can't determine if there are any issues. Director Elmore stated he hasn't seen them either. Director Blackmon also asked for clarification on the word "Management" in the last sentence. District Counsel Mayers stated

management was the Board of Directors and District Manager and that last sentence was incorrect as written.

Following discussion, upon motion made by Director Elmore, seconded by Director Blackmon, and upon vote unanimously carried, the Board approved the 2020 Audit subject to Legal Counsel review and final (clean) comments by the auditor.

LEGAL ITEMS:

SB 21-262. District Counsel Mayers summarized the proposed bill:

1. Districts are required to provide the call for nominations in 2 of 5 ways: publication; mailing; inclusion in newsletter or billing statement; posting on a website; or physically posting.
2. Districts organized after January 1, 2000, are required to set up and maintain a website by January 1, 2022.
3. Districts organized after January 1, 2000, are required to file an annual report by September 1 for preceding year
4. Provide homeowners with a disclosure notice including anticipated fee and tax amounts to newly constructed residences .
5. Prohibition of Dominant eminent domain powers without written resolution from jurisdiction which the property to be condemned is in.

District Counsel Mayers further discussed the bill is still pending and will be effective 90 days after the Governor signs or at the January 2022 session.

DIRECTOR ITEMS:

Common areas/lawn maintenance: Director Elmore discussed receiving feedback from neighbors and the status of the common areas differs from what is expected. Director Elmore directed Management to bid out for landscaping next year and to have bids in by August to present to the Board.

Manager Elliott discussed that Emerald Isle is one of the least expensive companies and for the Board to expect bids higher than what the District is paying for Emerald Isle's services.

Manager Elliott further discussed that it is imperative to have a new contractor soon for snow removal as those services start Oct. 1. Director Blackmon emphasized strongly the District needs a plan for big storms/hauling snow off premises.

Further discussion followed on snow removal from driveways and snow removal to front doors. Manager Elliott reminded homeowners tax revenue is not sufficient to pay for

these extra services and homeowners could have a district fee imposed on all units within the district.

MANAGERS ITEMS:

2021 Designated Posting Place.

Manager Elliott discussed Statute requires that, at a District's first meeting of the year, the District must designate the 24-hour Posting Location of meetings. Manager Elliott discussed designating the 2021 posting place on the District's website and physical posting places at the fence near the mailbox units on Barrentine Loop and near the mailbox unit on Zebra Grass. Manager Elliott noted homeowners need to use the website as the primary resource of information for the District.

Director Elmore recommended Management create a generic flyer to post on website mid-October for the November meeting and budget hearing.

Following discussion and upon motion duly made by Director Elmore, seconded by Director Grant, upon vote and unanimously carried, the Board approved the Designated 24-hour Posting Location on the District's website and physical posting places at the fence near the mailbox units on Barrentine Loop and near the mailbox unit on Zebra Grass.

Director Elmore recommended Management perform all of the above posting in addition to eblasting the homeowners.

Discussion on Mosquito Control: Tabled as Board would like to see activity this year.

Discussion on Flags other than US and Colorado Flags: Manager Elliott recommended District Legal Counsel Mayers and Director Dieringer review the Design Guidelines for the sections relating to Flags and signs. Director Blackmon reminded Board and Manger Elliott that he submitted revisions to those sections last year.

Director Blackmon will resend to Manager Elliott for distribution to the Board and District Counsel Mayers. Director Elmore instructed Manager Elliott to place this item on the November agenda.

Following discussion, upon motion made by Director Grant, second by Director Elmore, upon vote and unanimously carried, the Board approved amending the Design Guidelines of the Villas Metropolitan District.

Discussion on Pet Station – Village Creek Parkway across from Zebra Grass Lane: Task is completed by the Lincoln Creek Metropolitan District

Tree Replacements. Discussion followed on size of many lots, homeowners/Builder and Board do not think some trees should be replaced with another tree.

Director Dieringer discussed trees enhance the neighborhood and these trees were installed by a professional tree company.

Further discussion followed on the distance trees were planted from foundation. Director Elmore discussed homeowners look to professional areas for guidance such as Douglas County and the extension office.

Following discussion, the Board suggested homeowners submit replacement of trees with some type of vegetation but put on notice that what was installed may or may not be accepted after further research by the Board and Design Committee.

Further discussion followed on Directors Miller and Elmore review the email string from both Emerald Isle and DMX to determine losses and who is responsible for the replacement cost.

PUBLIC COMMENT:

- Reynolds family would like Emerald Isle to take care of weeds on Zebra Grass location. Director Miller responded that Cardel will mow the area.
- Homeowner Johnson discussed copper pipes -- it is not a district issue.
- Homeowner requested mailbox moved to allow this area for snow storage – Manager Elliott discussed the cost and procedures of moving mailbox. Manager Elliott will research relocating the mailbox and report back at the November meeting.

ADJOURNMENT:

There being no further business to come before the Board of Directors at this time, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 12:19 p.m.

The foregoing record constitutes a true and correct copy of the minutes of the meeting held on June 1, 2021, and was approved by the Board of Directors of the Villas Metropolitan District.

Respectfully Submitted,

President

Secretary for the Meeting