

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
VAUXMONT METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JULY 16, 2024

A regular meeting of the Board of Directors of the Vauxmont Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, July 16, 2024, at 5:00 p.m., at Candelas Parkview Swim and Fitness Club, 19865 W. 94th Avenue, Arvada, Colorado 80007. This District Board meeting was also held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Peter Schulte, President

Anna Smith, Vice President

Travis Hart, Assistant Secretary

Craig Conway, Secretary, and Paul Hoisington, Treasurer, were absent and excused.

Also, In Attendance Were:

Stephanie Odewumi, Alex Clem and Rachel Alles, CliftonLarsonAllen LLP (“CLA”)

Barbara Vander Wall Esq.; Seter, Vander Wall & Mielke, P.C.

Brittany Barnett; Timberline District Consulting (“TDC”)

Eric VanLaren; Environmental Designs LLC

Jeb Benson, Dale Meier, Jonathan M. and other members of the public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 5:00 p.m. The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Hart, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Agenda, as amended to include an additional item under “Manager Matters.”

Disclosures of Potential Conflicts of Interest:

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Vander Wall that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting Posting of Meeting Notice:

The Board confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined to conduct the meeting at the above-stated date, time and location, which is within 20 miles of the District as well as via Microsoft Teams. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

CONSENT AGENDA

Minutes of July 1, 2024 Special Meeting:

The Board reviewed the Consent Agenda item. Following review and discussion, upon a motion duly made by Director Smith, seconded by Director Hart and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

PUBLIC COMMENT

There was no public comment.

COMMITTEE UPDATES

Committees and Reports from the Same:

Social/Events Committee:

There were no updates provided.

Alley Lots Committee:

Ms. Barnett provided an update to the Board.

Finance/Audit Committee:

There were no updates provided.

Sustainability Committee:

Mr. Benson provided an update to the Board.

Landscape Committee:

Mr. Meier provided an update to the Board.

CDRC Committee:

The Board reviewed the CDRC update.

OPERATIONAL MATTERS AND MAINTENANCE MATTERS

Landscape Report:

Mr. VanLaren reviewed the Landscape Report with the Board. Discussion ensued.

Proposal from Environmental Designs LLC for Native Weed Mitigation in the amount of \$59,467.10:

Ms. Barnett reviewed the proposal with the Board. Discussion ensued. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved \$5,000.00 per month from September through December, which is to be paid out of the irrigation controller replacement line item in the budget. Consideration of this expense for native weed mitigation in 2025 will be further discussed as part of the upcoming 2025 budgeting conversations. The Board also discussed whether to incorporate the weed mitigation services into the District's landscape services agreement in 2025. Ms. Vander Wall agreed to prepare the District's form of agreement for September through December 2024 native weed mitigation services.

Proposal from Weed Wranglers for Native Weed Mitigation in the amount of \$60,000.00:

Ms. Barnett reviewed the proposal with the Board. Following review, the Board rejected the proposal.

COVENANT CONTROL AND ENFORCEMENT / COMMUNITY MANAGEMENT

Variance Requests:

18720 W 93rd Drive – Tree Planting:

Ms. Barnett reviewed the variance request with the Board. Discussion ensued. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hart and, upon vote, unanimously carried, the Board determined to defer the variance request to the August meeting and authorized its covenant enforcement counsel to provide guidance regarding the District's covenants in relation to the City of Arvada's irrigation and tree planting laws.

18684 W 95th Lane – Concrete Path Installation:

Ms. Barnett reviewed the variance request with the Board. Discussion ensued. Following discussion, the Board determined to defer the variance request to the August meeting and authorized covenant enforcement counsel to obtain utility easement information and TDC to request photos of the side of the home from the resident for further consideration.

DIRECTORS' MATTERS

DOLA Grant Opportunities:

Director Smith reviewed the grant opportunities for a potential pond project. Following review, the Board authorized Director Smith to begin the application process.

Townhall Meeting Regarding Townview Pool:

Ms. Odewumi reviewed with the Board. Discussion ensued. Following discussion, the Board directed CLA to poll the Board for their availability from the end of August through September between Tuesdays and Saturdays for scheduling. Saturday meetings will be held from 12:00 p.m. to 2:00 p.m. and weeknight meetings will be held from 5:00 p.m. to 7:00 p.m. There will be at least one meeting in August and at least two in September.

Vandalism/Police Report:

Mr. Clem provided an update to the Board, noting that an insurance claim has been submitted to the insurance company. The Board agreed that if the culprits are identified, the police will be instructed to press charges.

Ms. Odewumi reviewed the proposal from Schedio Group for vandalism power washing in the amount of \$1,800.00. Following review, upon a motion duly made by Director Schulte, seconded by Director Hart and, upon vote, unanimously carried, the Board approved the proposal, to be reimbursed by the District's insurance.

MANAGER MATTERS

Statutorily Required Documents Posted on Website and Remediation Services:

Mr. Clem reviewed with the Board, noting that over 300 documents need to be remediated. Discussion ensued. Following discussion, the Board directed CLA to obtain the cost of remediation for all the documents under Community Management and Amenities categories to keep on the new website, currently priced at \$7.00 per page. All other documents may be removed.

Agenda Procedures:

Ms. Odewumi reviewed the agenda preparation process with the Board, requesting that agenda items be submitted to CLA two Sundays prior to each month's regular Tuesday meeting. CLA will send calendar invites for the Sunday deadlines. Discussion ensued regarding last minute items that are not actionable. CLA will work with TDC to include informational items in the packets/consultant reports and add only actionable items to meeting agendas. The Board agreed with this process moving forward. The Board further directed CLA to share the action items list with them following each meeting.

LEGAL MATTERS

Updated Software Licensing Agreement from SmartWebs:

Attorney Vander Wall reviewed the agreement with the Board, stating that the previous contract expired, and the new contract is similar to the last with a few negotiated changes. Discussion ensued. Following discussion, upon a motion duly made by Director Smith, seconded by Director Hart and, upon vote, unanimously carried, the Board approved the updated software licensing agreement from SmartWebs, as presented. The Board agreed not to elect the Zero-Touch mailing option at this time.

Service Agreement with Lee Design Group:

Attorney Vander Wall reviewed the agreement with the Board. Discussion ensued. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hart and, upon vote, unanimously carried, the Board approved the service agreement with Lee Design Group in an amount not to exceed \$8,500.00, to be paid by the covenant enforcement line item in the budget.

PUBLIC COMMENT

A resident expressed concerns about a condemned home with a wall up surrounding homes and inquired about related litigation costs to the District. He also asked about townhomes and capital projects within the District. Discussion ensued.

OTHER BUSINESS

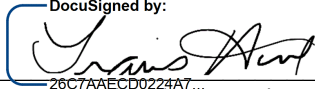
No other business was discussed.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Schulte adjourned the meeting at 6:20 p.m.

Respectfully submitted,

DocuSigned by:



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By _____

Secretary for the Meeting