

**JOINT MINUTES OF THE SPECIAL BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 AND 2
HELD MARCH 21, 2024
AT 9:00 AM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Gold Hill Mesa Metropolitan District Nos. 1 and 2 were held on Thursday, March 21, 2024, at 9:00 a.m., via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/471819234>.

Attendance

In attendance were Directors:

Stephanie Edwards

John Olson

Barry Brinton

Thomas Barnish

Justin Burns

Also in attendance were:

Pete Susemihl, Susemihl, McDermott, & Downie, P.C.

Rebecca Harris, WSDM District Managers

Kevin Walker, WSDM District Managers

Rylee DeLong, WSDM District Managers

Tim Daugherty, Resident

John Keller, Resident

Niel Sheer, Resident

Combined Meeting: The Board of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order by President Edwards at 9:02 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum was present, Mr. Susemihl confirmed the disclosures were properly filed.
3. Approval of Agenda: Director Burns asked to add a discussion on Snow Removal on the agenda and Tree replacement update. Director Olson moved to approve the Agenda as amended; seconded by Director Barnish. Motion passed unanimously.
4. Approval of January 18, 2024, Board Meeting Minutes: After review, Director Olson moved to approve the Board Meeting Minutes, seconded by Director Brinton. Motion passed unanimously.
5. Public Comment: Mr. Sheel introduced himself to the Board and just wants to learn more about the Metropolitan District.
6. Management Matters
 - a. Discuss concrete curb repair on Lady Campbell: Ms. Harris gave the Board an update that we are now pursuing other concrete companies to get repairs scheduled.
 - b. Discuss the status of the tract split sale: Mr. Walker presented his memo written to the Board regarding some policy questions to be considered for the Board to consider before splitting a tract to

be sold. After discussion the Board directed Mr. Burns to create a memo in response to these questions including an explanation as to the benefit for the District. The Board also directed WSDM's office to start to prep the potential costs associated with moving forward with a re-plat and others administrative costs. Mr. Walker agreed that we will work with Mr. Burns to get more detail brought to the board by the next meeting.

- c. Discuss the Status of Dissolution of District No. 1: President Edwards let Mr. Susemilh know that the Developer will be in contact with him on the legal processes needed. Ms. Harris mentioned to the board that we need to process a title search for District No. 1 property to make sure there are no existing easements that would need to be re-assigned. Ms. Harris recommended to the Board that we need to engage Bond Counsel prior to re-assigning the Developer Reimbursement as debt to the District. President Edwards requested a memo be prepared for the Developer to review.

7. Financial Matters

- a. Review the February 29, 2024, Unaudited Financial Statements: Ms. Harris presented the Unaudited Financial Statements. President Edwards moved to approve the unaudited financial statements, seconded by Director Olson. Motion passed unanimously.
- b. Approve Payables through March 21, 2024: Ms. Harris presented the Payables. After review and discussion, Director Burns moved to approve the Payables; seconded by President Edwards. Motion passed unanimously.

8. Legal Matters: President Edwards gave an update to the Board and residents in attendance an update on pursuits being made by Westside Watch and collaboration with CDPHE.

9. Landscape Matters

- a. Review and consider approval of cost to protect trees from Deer: Ms. Harris presented to the Board a proposal to add Deer protection to trees for a not-to-exceed price of \$1,769. Director Olson moved to approve, seconded by Director Brinton. Motion passed unanimously.
- b. Review and consider approval of cost to remove tree stakes: Ms. Harris presented to the Board a proposal to remove tree stakes at a not to exceed cost of \$1,750. Director Olson moved to approve, seconded by Director Brinton. Motion passed unanimously.
- c. Discuss plan for Turf replacement and use of Grant: Ms. Harris discussed what the Board would like to plan for a turf replacement for the approved grant. Director Olson confirmed he would work with Weisburg to draft a plan.
- d. Excess Dog waste in open spaces: Ms. Harris discussed with the Board some community concerns around excess dog waste in the open space and if the Board would like to pursue a poop pick-up company. After Discussion, the Board decided not to pursue these items.
- e. Discuss proposed additional Dog Waste Stations: Ms. Harris presented to the Board the landscaper's recommendation for additional waste stations due to more than average use in one area. The Board agreed to add the 2 recommended waste stations.
- f. Discuss Tree Replacement Update: Ms. Harris discussed with the Board WSDM's plan on utilizing GIS mapping to help track all these replacements, warranties, tree types, etc. Director Olson discussed that so many trees died for a variety of reasons to include; too much water, mowers hitting some trees, and frost a couple of years ago. Director Burns wanted confirmation if Director Olson has any financial interest, which would be a conflict of interest, Director Olson confirmed he does not have any financial interest in the work and time he has volunteered to the Board to improve the landscape throughout the community, including replacement of dead landscape.
- g. Discuss Snow Removal: Director Burns asked if we could share the snow removal map with the mail room, HOA community boards, etc. After discussion the Board agreed to share the information as much as possible.

10. Adjourn: President Edwards moved to adjourn the meeting at 10:58 a.m.; seconded by Director Brinton.
Motion passed unanimously.
 - a. Next Regular Meeting Date – May 16, 2024 at 9:00 a.m.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary