

**JOINT MINUTES OF THE SPECIAL BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 AND 2
HELD JULY 20, 2023
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, July 20, 2023, at 9:00 a.m., at 142 S. Raven Mine Drive, Suite 100, Colorado Springs, CO, 80905, and 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

Heather Smith, WSDM District Managers

Braden Hammond, BiggsKofford

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 Ms. Harris at 9:04 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum was present and the disclosures were properly filed.
3. Approval of Agenda: Director Olson moved to approve the Agenda; seconded by Director Brinton. Motion passed unanimously.
4. Approval of May 18, 2023 Board Meeting Minutes: After review, Director Olson moved to approve the May 18, 2023 Board Meeting Minutes; seconded by Director Burns. Motion passed unanimously.
5. Review and Consider Approval of the 2022 Audit and Presentation: Braden Hammond with BiggsKofford presented the 2022 Audit for Districts 1 and 2. He noted they expect to issue an unqualified opinion which is the highest level of assurance they can provide on the financial statements. After review, Director Olson moved to approve the 2022 Audit as presented; seconded by Director Burns. Motion passed unanimously.
6. Public Comment: There was no public comment.
7. Management Matters
 - a. Discuss Meet N Greet held in June: Ms. Harris reported the June Meet N Greet was very successful.

- b. Discuss concrete fence around Villa Da Mesa: The Board discussed the concrete fence around Villa Da Mesa. Ms. Harris noted the wall is still owned by the developer and discussed with the Board which nearby metro district it will be conveyed to. Ms. Harris will work on locating the past agreement regarding the wall.
- c. Discuss retaining wall behind single family in Filing No. 5: Ms. Harris reported the retaining wall is owned by the District but not listed on the insurance. Ms. Harris noted she can have the wall added to insurance but the HOA plans to collect a fee for wall maintenance. The Board discussed having the wall insured because it is on District property. The Board discussed drafting an agreement with the HOA but took no action.
- d. Insurance Update: Ms. Harris reported she is working on finalizing the landscaping valuation and information for insurance.
- e. Discuss vole and mole concern: Ms. Harris and the Board discussed the vole and mole concerns on the hillside. The Board discussed that the hill is too steep to be walking on and noted the voles and moles are a part of nature and have not yet caused a major nuisance. Board asked WSDM to get quotes for a split rail fence. President Edwards left the meeting due to another obligation.
- f. Discuss the status of Tract A Gold Hill Mesa Filing No 7A Re-plat: Mr. Walker requested the Board defer this item until the next meeting so that he can further investigate this matter.

8. Legal Matters

- a. Discuss Service Notice for Foreclosure occurring in Townes at Gold Hill Mesa Community Association: Ms. Harris reported they received a service notice for a foreclosure occurring in Townes at Gold Hill Mesa. Mr. Susemihl explained that the District was named in the foreclosure action, so he filed the response with the court that the District has no interest or claim in the property except for the right to property taxes. A stipulation will be prepared by the plaintiff's counsel so the District will not have to participate in the suit.

9. Financial Matters

- a. Review the 2023 Unaudited Financial Statements: Ms. Harris presented the 2023 Unaudited Financial Statements. After review, Director Olson moved to accept the 2023 Unaudited Financial Statements as presented; seconded by Director Burns. Motion passed unanimously.
- b. Review and approve payables through the period ending July 20, 2023: Ms. Harris presented the payables through the period ending July 20, 2023. After review, Director Olson moved to approve the payables as presented; seconded by Director Burns. Motion passed unanimously.
- c. Discuss District No. 2 Bond Highlights Memo: Ms. Harris presented a memo on the District No. 2 bond highlights.

10. Landscape Matters

- a. Discuss tree lawn status in Townes at Gold Hill Mesa: Ms. Harris discussed the tree lawn status at Gold Hill Mesa and that BrightView is aware of the non-growing grass and plans to limit the activity on the lawn area to help the grass grow.
- b. Discuss native grass mowing schedule and possible changes: The Board discussed the native grass mowing schedule and agreed to reduce the mowing. Ms. Harris will reach out and notify landscapers of the change for 2024.
- c. Discuss and consider approval for Brightview Edging Replacement between 1105 Lady Campbell and Metro Open Space: After discussion, the Board directed Ms. Harris to get proposals for a split rail fence since edging would most likely be buried in the growth of native.
- d. Review and consider approval for Brightview Cap Stone Repair for the retaining wall: After discussion, Director Olson moved to approve the Brightview cap stone repair for the retaining wall; seconded by Director Burns. Motion passed unanimously.
- e. Review and consider approval for Brightview Streetscape Rock Replacement: Ms. Harris discussed the rock replacement proposal and noted she submitted an application for a water-wise landscaping

grant for replacing Kentucky bluegrass with rock and the plan would be for changing out the Tree Lawns with breeze material or rock for use of this grant.

- f. Review and consider approval for Brightview Mulch and Rock Refreshment: After review, the Board directed Ms. Harris to get additional proposals for this item.
- g. Review and consider approval for Brightview Stump Removal and Tree Replacement: The Board directed Ms. Harris to get additional proposals for this item.
- h. Review and consider approval for Brightview Dead Tree Removal and Replacement: The Board directed Ms. Harris to get additional proposals for this item.
- i. Review and consider approval for Brightview Dead Tree Removal only: The Board directed Ms. Harris to get additional proposals for this item.
- j. Review map of partly dead trees, dying or in need of trimming at a high height: Ms. Harris presented the map of trees.
- k. Review and consider approval for Brightview Pet Station Repair and Replacement: After review, Director Olson moved to approve the Brightview pet station repair and replacement; seconded by Director Burns. Motion passed unanimously.
- l. Review the Brightview Quality Site Assessment: Ms. Harris presented the Brightview Quality Site Assessment.

Ms. Smith noted she briefly spoke with the Colorado Bureau of Wildlife, and they stated that voles and moles are considered a heavy nuisance and are highly damaging and they recommended hiring a company to treat the area.

11. Adjourn: Director Olson moved to adjourn the meeting at 10:45 AM; seconded by Director Burns. Motion passed unanimously.
 - a. Next Regular Meeting Date – Scheduled for September 21, 2023, at 9:00 AM.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary






GHMD 1-2 2023 07 20 Minutes KK - RH reviewed

Final Audit Report

2023-10-13

Created:	2023-10-13
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"GHMD 1-2 2023 07 20 Minutes KK - RH reviewed" History

-  Document created by Rylee DeLong (rylee.d@wsdistricts.co)
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-  Email viewed by Rebecca Harris (rebecca.h@wsdistricts.co)
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-  Document e-signed by Rebecca Harris (rebecca.h@wsdistricts.co)
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