



**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT
HELD JUNE 8, 2023, AT 10:00 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors (the “Board”) of the Wildgrass at Rockrimmon Metropolitan District (the “District”) was held on Thursday, June 8, 2023, at 10:00 AM, at 614 North Tejon St., Colorado Springs, Colorado 80903, and via electronic means and telephone conference call.

Attendance:

In attendance were Directors:

Doug Conrath, President
Karen Brandenburg, Treasurer
Greg Mitchell, Secretary
Aaron Filonowich, Assistant Secretary

Also in attendance were:

Adam Noel and Sue Gonzales; WSDM, LLC
Suzanne Meintzer, Esq.; McGeedy Becher P.C.

1. **Call to Order/Declaration of Quorum:** President Conrath called the meeting to order and confirmed the presence of a quorum.
2. **Conflict of Interest Disclosures:** The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty 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. No disclosures were made.
3. **Agenda / Meeting Location and Posting of Notice / 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Conrath, seconded by Director Mitchell and, upon motion unanimously carried, the Board approved the Agenda.

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. Following discussion, and upon motion duly made by Director Conrath, seconded by Director Mitchell, and upon vote unanimously carried, the Board determined to hold this District Board meeting at the address stated above and via video/teleconference and encouraged public participation. The Board noted that notice of this meeting and video/teleconference meeting information was duly posted and the Board had not received any objections to the meeting location or any requests that the meeting be changed by taxpaying electors within the District’s boundaries.

Following discussion, upon motion duly made by Director Conrath, seconded by Director Mitchell, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the

District website as least 24 hours prior to each meeting at <https://wildgrass-rockrimmonmd.colorado.gov/>.

4. **Public Comment:** There was no public comment.
5. **Results of May 2, 2023 Directors' election:** It was noted that the May 3, 2022 Regular Director Election was cancelled as allowed by statute, as there were not more candidates than Board positions available. Director Filonowich was elected by acclamation to a 4-year term expiring on May 4, 2027.
6. **Appointment of Officers:** Following discussion, upon motion duly made by Director Conrath, seconded by Director Brandenburg, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President:	Doug Conrath
Secretary:	Greg Mitchell
Treasurer:	Karen Brandenburg
Assistant Secretary:	Aaron Filonowich

7. **Meeting Minutes from November 17, 2022:** The Board reviewed the Minutes of the November 17, 2022 Special Meeting. Following review and discussion, upon motion duly made by Director Conrath, seconded by Director Filonowich, and upon vote unanimously carried, the Board approved the Minutes.
8. **Legal Matters:**
 - a. **First Amendment to Resolution No. 2015-11-14 Wildgrass at Rockrimmon Metropolitan District Regarding Colorado Open Records Act Requests:** Attorney Meintzer discussed the need to amend the previous resolution to update the official records custodian to WSDM. Following discussion, upon motion duly made by Director Mitchell, seconded by Director Brandenburg and, upon vote unanimously carried, the Board adopted the First Amendment to Resolution No. 2015-11-14, subject to revisions as discussed.
 - b. **Resolution Adopting the Amended Policies and Procedures Governing the Enforcement of the Protective Covenants of Wildgrass:** Attorney Meintzer discussed that the originally adopted Policies and Procedures needed minor updates to reflect the distinction between general counsel and covenant enforcement counsel. Following discussion, upon motion duly made by Director Conrath, seconded by Director Mitchell and, upon vote unanimously carried, the Board adopted the Resolution Adopting the Amended Policies and Procedures Governing the Enforcement of the Protective Covenants of Wildgrass.

9. Financial Matters:

- a. Unaudited Financial Statements as of April 30, 2023: Mr. Noel reviewed the unaudited financial statements for the period ending April 30, 2023 with the Board. It was noted that the Bond account is used to cover the debt service payments, and that with the increase in assessed valuation, there is a potential for the mill levy to be lowered in the future. Upon motion duly made by Director Mitchell, seconded by Director Brandenburg and, upon vote unanimously carried, the Board approved the April 30, 2023 unaudited financial statements.

10. New Business:

- a. Elevate Landscapes, Inc. d/b/a Elevate Landscapes 2023 Contract: The Board ratified the Elevate Landscapes 2023 Contract in the amount of \$12,587.12.
- b. Landscaping Review Procedure: Mr. Noel discussed issues that the landscapers have found with the irrigation system for the common area landscaping, noting that the landscapers are replacing the transformer for the irrigation clock. The Board discussed increasing problems in the District with homeowners and residents not properly taking care of their front yards as is required by the Covenants. Mr. Noel stated that WSDM, LLC is sending violation letters according to the approved process and requested that any questions on the status of the violations be directed to WSDM, LLC.

Director Brandenburg discussed with the Board that the weed control of the common area next to her home is a continuing problem, as it has been for a few years. Mr. Noel noted that management and a few Board members walked the common area with the landscapers and set clear expectations that the area is to be addressed. It was noted that, in general, landscapers do not pull weeds, but rather spray for pre-emergent/post-emergent weed control, depending on and according to the terms of their contract.

- c. District Landscaping Improvements: The Board discussed the previously-approved \$3,000 to be used for landscape improvements and how amount should be used. President Conrath recommended that Directors Brandenburg and Mitchell, as the two members of the landscaping committee, meet to discuss these options and create a plan for using these funds. Director Mitchell expressed concern regarding several dead trees in the front yards of homeowners and stated that he will send the list of properties with dead trees to Mr. Noel to confirm violation notices are being sent.

11. Adjourn

There being no further business to come before the Board at this time, the Board adjourned the meeting.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary