



**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 of the Wildgrass at Rockrimmon Metropolitan District was held on Thursday, June 8, 2023, at 10:00 AM, at 614 North Tejon St., Colorado Springs, CO 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, WSDM
- Suzanne Meintzer, Esq.; McGeady Becher P.C.

1. Call to Order/Declaration of Quorum: President Conrath called the meeting to order at 10:00 AM and confirmed that a quorum was present.
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 and incorporated for the record those applicable disclosures made by the Board members before this meeting in accordance with the Statute. No additional disclosures were made.
3. Approval of the Agenda: The Board approved the Agenda as presented.
4. Public Comment: There was no public comment.
5. Discuss results of May 2, 2023 Directors’ election: Let the record reflect that Aaron Filonowich was elected to one of two open seats on the Board. Since Mr. Filonowich was the only resident to submit a self-nomination form, the May 2, 2023 election was canceled, and all proper notices were sent out. There remains one vacancy on the Board.
6. Consider appointment of officers:

<u>President:</u>	Doug Conrath
<u>Secretary:</u>	<hr/> Greg Mitchell <hr/>

<u>Treasurer:</u>	Karen Brandenburg
<u>Assistant Secretary:</u>	Aaron Filonowich
<u>Assistant Secretary:</u>	Vacant

7. Approve Meeting Minutes from November 17, 2022: After discussion, President Conrath moved to approve the November 17, 2022 meeting minutes; seconded by Director Filonowich. Motion passed unanimously.
8. Legal Matters:
 - a. Discuss and consider adoption of 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 previously-approved resolution in order to name WSDM as the official records custodian. After discussion of changing the District Manager name from “Walker Schooler District Managers” to “WSDM, LLC”, Director Mitchell moved to approve the First Amendment to Resolution No. 2015-11-14 pending said edits; seconded by Director Brandenburg. Motion passed unanimously.
 - b. Discuss and consider adoption of 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 to be updated with the current legal counsel. After discussion, President Conrath moved to approve the Resolution Adopting the Amended Policies and Procedures Governing the Enforcement of the Protective Covenants of Wildgrass; seconded by Director Mitchell. Motion passed unanimously.
9. Financial Matters:
 - a. Review 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 explained that the Bond account is used to cover the debt service payments and that with the increase in taxes, there is a potential for the mill levy to be lowered in the future, pending discussion. Director Mitchell moved to approve the April 30, 2023 unaudited financial states as presented; seconded by Director Brandenburg. Motion passed unanimously.
10. New Business:
 - a. Ratify Elevate Landscapes, Inc. d/b/a Elevate Landscapes 2023 Contract: Let the record reflect that the Elevate Landscapes 2023 Contract was properly approved outside of a meeting in the amount of \$12,587.12.
 - b. Landscaping Review Procedure: Mr. Noel announced that the landscapers have found a problem with the irrigation system for the common area landscaping in the District and are replacing the transformer of the irrigation clock. The Board explained that there is an increasing problem in the District with homeowners/residents not properly taking care of their front yards as is required by the Covenants. Mr. Noel assured the Board that WSDM, LLC is sending violation letters according to the approved process, and if there are any questions on the status of said violations, they are more than welcome to reach out to Mr. Noel. Director Brandenburg discussed with the Board that the weed control/management of the common area next to her home is a continuing problem, as it has been for a few years. Mr. Noel announced that management and a few board members walked the property of concern with the landscapers and

set clear expectations that the area is to be addressed. It has been noted that landscapers do not pull the weeds that are present, but rather spray pre-emergent/post-emergent according to their approved contract.

- c. District Landscaping Improvements: The Board discussed the previously-approved \$3,000 to be used for landscape improvements and what this amount should be used for. President Conrath recommended that Directors Brandenburg and Mitchell, as the two members of the landscaping committee, meet offline to discuss these options and create a plan for using these funds. Director Mitchell explained that there are quite a few dead trees in the front yards of homeowners, and he will send that list to Mr. Noel to be sure they are being sent violation notices.

11. Adjourn

There being no further business to come before the Board at this time, the Board adjourned the meeting at 10:58 AM.

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary