

# RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
(THE “DISTRICT”)  
HELD  
APRIL 6, 2022

A special meeting of the Board of Directors of the Wildgrass at Rockrimmon Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, April 06, 2022, at 1:00 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

## ATTENDANCE

### Directors In Attendance Were:

Mike Fenton, President  
Sarah Darneal, Secretary  
Susan Gonzales, Treasurer  
Jeff Mattson, Assistant Secretary

### Also, In Attendance Were:

Elisabeth A. Cortese, Esq.; McGeady Becher P.C.  
Josh Miller, Krista Baptist, Carrie Bartow, and Korben Heim;  
CliftonLarsonAllen, LLP (“CLA”)

## ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest and Quorum:** 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 prior to this meeting in accordance with Statute. No additional disclosures were made. Attorney Cortese noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors.

The Board confirmed a quorum was present.

**Agenda; Location of Meeting and Posting of Notices; 24-Hour Posting Location:** The Board reviewed the agenda and recommended the amendment of item III.A.1. to include discussion of Tract A conveyance to District.

Following discussion, upon motion duly made by Director Fenton, seconded by Director Gonzales and, upon vote, unanimously carried, the Board approved the agenda, as amended, and designated the District website as the 24-hour posting location.

**Public Comments:** There was no public comment.

## RECORD OF PROCEEDINGS

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### FINANCIAL MATTERS

None.

### LEGAL MATTERS

**Conveyance of Tracts B, D, E, and F, Wildgrass Filing No. 1, County of El Paso, State of Colorado, from Century at Wildgrass, LLC to the District:** Mr. Miller discussed with the Board the site walk that took place before the meeting to set up and prepare for the tract conveyance.

Ms. Cortese noted Century at Wildgrass, LLC's agreement to warranty the electrical is separate from the special warranty deed for these tracts.

**Special Warranty Deed Conveying Tracts B, D, E and F, Wildgrass Filing No. 1, County of El Paso, State of Colorado from Century at Wildgrass, LLC to the District:** Ms. Cortese reviewed the Special Warranty Deed conveying the tracts with the Board. Following discussion, upon a motion duly made by Director Fenton, seconded by Director Gonzales and, upon vote, unanimously carried, the Board accepted the Special Warranty Deed Conveying Tracts B, D, E and F, Wildgrass Filing No. 1, County of El Paso, State of Colorado from Century at Wildgrass, LLC to the District.

Following discussion, upon a motion duly made by Director Fenton, seconded by Director Gonzales and, upon vote, unanimously carried, the Board accepted Tract A, Wildgrass Filing No. 1, County of El Paso, State of Colorado from Century at Wildgrass, LLC to the District via Special Warranty Deed, effective May 3, 2022.

**Stormwater Maintenance Agreement between the District and the City of Colorado Springs:** Following discussion, upon a motion duly made by Director Fenton, seconded by Director Gonzales and, upon vote, unanimously carried, the Board approved the Stormwater Maintenance Agreement between the District and the City of Colorado Springs.

### MANAGER MATTERS

**Trash Service Contract:** Mr. Miller reviewed the existing trash service contract with the Board.

The Board discussed issues surrounding the current service provider and the preliminary quotes provided by Mr. Miller and Ms. Baptist from HBSCO LLC, d/b/a Home Builder Services, noting a draft service agreement would be prepared. The Board discussed the process for transitioning to a new provider as well as eliminating the current contract for trash service.

## RECORD OF PROCEEDINGS

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Following discussion, upon a motion duly made by Director Fenton, seconded by Director Gonzales and, upon vote, unanimously carried, the Board directed Ms. Cortese to draft a service agreement with HBS Trash Services.

### OTHER BUSINESS

**Other:** None.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Fenton, seconded by Director Gonzales and, upon vote, unanimously carried, the Board adjourned the meeting at 1:39 p.m.

Respectfully submitted,

By *Greg Mitchell*  
Greg Mitchell (Nov 19, 2022 10:05 MST)  
Secretary







# Signed Minutes 4-6-22 (00975036-3)

Final Audit Report

2022-11-19

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-  Document created by Adam Noel (adam.n@wsdistricts.co)  
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-  Document emailed to mitchellclan4@comcast.net for signature  
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-  Signer mitchellclan4@comcast.net entered name at signing as Greg Mitchell  
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