

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
JUNE 9, 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 Thursday, June 9, 2022, at 10:00 a.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Susan Gonzales
Jeffrey Mattson
Doug Conrath
Karen Brandenburg
Greg Mitchell

Also, In Attendance Were:

Suzanne Meintzer, Esq.; McGeady Becher P.C.
Krista Baptist, Carrie Bartow, and Korben Heim; CliftonLarsonAllen, LLP
("CLA")
Josh Begin, Member of the Public
Sharon Begin, Member of the Public

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 Meintzer noted that disclosures of potential conflicts of interest were filed with the Secretary of State for Director Mattson.

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 a proposal for District Management Services from Walker Schooler District Managers ("WSDM"). Attorney Meintzer requested that Director Gonzales recuse herself from voting on any matters related to WSDM because of her relationship as an employee of WSDM.

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Following discussion, upon motion duly made and seconded, 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: Ms. Begin brought to the Board's attention a potential issue regarding the height of a trampoline within the neighborhood and an issue regarding dead landscaping.

Attorney Meintzer requested that CLA investigate both issues and to communicate with Ms. Begin regarding the location of the dead landscaping.

November 9, 2021 and April 6, 2022 Meeting Minutes: Deferred.

May 3, 2022 Regular Directors' Election: Attorney Meintzer discussed with the Board the status of the May 3, 2022 Regular Directors' Election. Attorney Meintzer noted that the election was cancelled as allowed by statute, as there were four self-nomination forms received for three open seats, and one was withdrawn. Directors Conrath, Brandenburg, and Mitchell were elected by acclamation to respective 3-year terms to May 6, 2025.

Director Oaths: Attorney Meintzer confirmed that the Oaths of Office for all newly elected Directors were filed with the appropriate agencies as required by statute.

Appointment of Officers: Following discussion, upon motion duly made and seconded, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President:	Doug Conrath
Treasurer:	Karen Brandenburg
Secretary:	Greg Mitchell
Assistant Secretaries:	Susan Gonzales and Jeffrey Mattson

New Board Member Training: Deferred.

FINANCIAL MATTERS

Unaudited Financial Statements: Ms. Bartow reviewed the unaudited financial statements for the period ending March 31, 2022 with the Board. Following discussion, upon motion duly made and seconded, and upon vote unanimously carried, the Board accepted the unaudited financial statements as presented.

Payment of Claims: Ms. Bartow reviewed the payment of claims in the amount of \$88,916.50 for ratification and \$2,818.87 for approval. Following discussion, upon motion duly made and seconded, and upon vote unanimously

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carried, the Board ratified the payment of claims in the amount of \$88,916.50 and approved claims in the amount of \$2,818.87.

Public Hearing on Amendment to 2021 Budget: The public hearing to consider an amendment to the 2021 Budget was opened.

It was noted that publication of Notice stating that the Board would consider amendment of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, upon motion duly made and seconded, and upon vote unanimously carried, the Board adopted Resolution No. 2022-06-01 to Further Amend the 2021 Budget.

2021 Audit: Ms. Bartow reviewed the 2021 Audit with the Board. Following discussion, upon motion duly made and seconded, and upon vote unanimously carried, the Board approved the 2021 Audit, subject to final legal review, and authorized execution of the Representations Letter.

LEGAL MATTERS

Notice of Termination to Waste Management of Colorado, Inc.: Attorney Meintzer discussed the status of the contract termination with Waste Management of Colorado, Inc. and noted that CLA had sought out proposals for new waste service providers.

Discussion ensued. Following discussion, the Board decided not to change waste service providers and appointed Directors Conrath and Brandenburg to a committee to work with the District Manager on waste collection issues.

Stormwater Maintenance Agreement between the District and the City of Colorado Springs: Attorney Meintzer discussed the Stormwater Maintenance Agreement between the District and the City of Colorado Springs, noting that revisions had been received from the City after the Board's previous approval. Given the City's revisions, Attorney Meintzer requested that Director Conrath, as the newly appointed Board President, sign the agreement.

Special Warranty Deed conveying Tract A, Wildgrass Filing No. 1, County of El Paso, State of Colorado from Century at Wildgrass, LLC to the District: Deferred.

MANAGER MATTERS

Fencing Variance: The Board discussed the request submitted to the Architectural Review Committee (the "ARC") for a fencing variance. The

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Board asked who served on the ARC, and Ms. Baptist stated that CLA serves as the ARC. Following discussion, the Board created a committee to determine whether some community members may be interested in serving on the ARC, and appointed Directors Mitchell and Conrath to serve on the committee. CLA noted that it believed that the Covenants and Restrictions of Wildgrass (the “Covenants”) did not prohibit the fencing variance, however, the Board wished to review the Wildgrass at Rockrimmon Homeowner Design Guidelines (the “Design Guidelines”) implementing the Covenants to determine whether the Design Guidelines needed to be amended in order to potentially allow the requested fencing variance.

Walker Schooler District Managers Proposal: Director Gonzales presented the Walker Schooler District Managers proposal for District Management and Accounting Services. Attorney Meintzer was authorized to poll the individual Board members via email regarding the proposal and to terminate CLA’s services if the proposal was approved by a majority of the Board. No further action was taken.

OTHER BUSINESS

Other: Ms. Begin noted that she believes the irrigation for the City ROW tracts is connected to the District water. CLA will investigate.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Conrath, 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 10:06 MST)

Secretary







Signed Minutes 6-9-22 (01020270-2)

Final Audit Report

2022-11-19

Created:	2022-11-18
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"Signed Minutes 6-9-22 (01020270-2)" History

-  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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-  Email viewed by mitchellclan4@comcast.net
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-  Signer mitchellclan4@comcast.net entered name at signing as Greg Mitchell
2022-11-19 - 5:06:28 PM GMT
-  Document e-signed by Greg Mitchell (mitchellclan4@comcast.net)
Signature Date: 2022-11-19 - 5:06:30 PM GMT - Time Source: server
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