

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT
HELD July 17, 2025
AT 10 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Wildgrass at Rockrimmon Metropolitan District was held on Thursday, July 17, at 10 AM, at 614 N. Tejon St., Colorado Springs, CO 80903 and via tele/videoconference: <https://video.cloudoffice.avaya.com/join/998030531>.

Attendance:

In attendance were Directors:

Doug Conrath,	President
Greg Mitchell,	Secretary

Directors Attending Virtually – put in table

Aaron Filonowich,	Treasurer
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Also in attendance were:

Adam Noel,	District Manager
Suzanne Meintzer, Esq., McGeady Becher Cortese Williams P.C.	District Counsel
Sue Gonzales,	Resident

1. Call to Order:

The meeting was called to order at 10 AM by Mr. Noel.

2. Declaration of Quorum/Director Qualifications/ Disclosure Matters:

Mr. Noel indicated that a quorum of the Boards was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Mr. Noel informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Noel reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Noel inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.

3. Approval of Agenda:

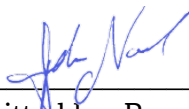
President Conrath moved to approve the Agenda as presented; seconded by Director Mitchell. Motion passed unanimously.

4. Public Comment: No comments from public in attendance.
5. Discuss results of the May 6, 2025 Regular Election:
Mr. Noel discussed that the May 6, 2025 regular election was canceled due to there not being enough self-nomination forms returned by the deadline. Karen Brandenburg decided to not submit a self-nomination form, so there are now two vacant seats on the Board.
6. Discuss vacancies on the Board and consider appointment of officers:
President Conrath moved to appoint Aaron Filonowich to the position of Treasurer and to keep Doug Conrath at President and Greg Mitchell at Secretary; seconded by Director Filonowich. Motion passed unanimously.
7. Approval of November 14, 2024, Regular Board Meeting Minutes:
After review, President Conrath moved to approve the November 14, 2024, Regular Board Meeting Minutes as presented; seconded by Director Mitchell. Motion passed unanimously.
8. Approval of November 14, 2024, Annual Town Hall Meeting Minutes:
After review, President Conrath moved to approve the November 14, 2024, Annual Town Hall Meeting Minutes as presented; seconded by Director Filonowich. Motion passed unanimously.
9. Legal Matters
 - a. Discuss 2025 Legislation potentially impacting the District: Attorney Meintzer updated the Board regarding new House Bills directly impacting the District to include information being added to the website and statutory compliance with the Annual Meeting requirements. Attorney Meintzer will be working with Mr. Noel to ensure the District is in compliance with any new House Bills affecting the District.
10. Financial Matters:
 - a. Approve Unaudited Financial Reports through June 30, 2025: Mr. Noel presented the unaudited financials. After discussion, President Conrath moved to approve the Unaudited Financial Reports through June 30, 2025, as presented; seconded by Director Mitchell. Motion passed unanimously.
 - b. Ratify and Approve Payables through July 17, 2025: Mr. Noel presented the Payables for the period. After discussion, President Conrath motioned to approve the payables as amended to include reimbursement to Director Mitchell for \$389.07 for materials purchased; seconded by Director Filonowich. Motion passed unanimously.
 - c. Acknowledge the filing of the Application for Exemption from 2024 Audit: After discussion, President Conrath motioned to ratify the approval of the Resolution for Exemption from 2024 Audit as presented; seconded by Director Filonowich. Motion passed unanimously.
11. New Business:
 - a. Ratify Elevate Landscapes, Inc. d/b/a Elevate Landscapes 2025 Contract: After review, President Conrath motioned to ratify the approval of the Elevate Landscapes, Inc. d/b/a Elevate Landscapes 2025 Contract as presented; seconded by Director Mitchell. Motion passed unanimously.

- b. Discuss Regular Irrigation Repairs to the Landscaping: Mr. Noel commented on the year-to-date status of money spent on irrigation repairs, and the Board discussed adding the item to the Budget discussion in the November meeting.
- c. Review and Consider Adoption of Policy to Install Permanent Exterior Lighting: Mr. Noel presented the draft Policy to Install Permanent Exterior Lighting to the Board. Attorney Meintzer recommended that the Board amend the existing design guidelines, adding language regarding permanent exterior lighting, rather than adopting a separate policy. After discussion, President Conrath motioned to amend the current Design Guidelines, adding the additional language regarding permanent exterior lighting and to have the Board review and approve the final language through an email vote; seconded by Director Filonowich. Motion passed unanimously.

11. Adjourn: Mr. Noel adjourned the meeting at 11:02 AM.

- a. Next Regular Meeting scheduled: November 13th, 2025 at 10 AM.

A handwritten signature in blue ink, appearing to read "John Noel".

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 17th, 2025 REGULAR MEETING MINUTES OF THE WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT.

Greg Mitchell

Greg Mitchell (Dec 17, 2025 13:24:57 MST)

Approved by: Secretary of the Board

WGRMD 2025 7 17 Regular Meeting Minutes

DRAFT

Final Audit Report

2025-12-17

Created:	2025-12-17
By:	Adam Noel (adam.n@wsdistricts.co)
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