

## RECORD OF PROCEEDINGS

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MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PLAINS METROPOLITAN DISTRICT  
HELD  
August 17, 2023

The Regular meeting of the Board of Directors of the Plains Metropolitan District (referred to hereafter as "Board") was convened on Thursday, August 17, 2023 at 12:00 p.m. at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado 80127. The meeting was held in person and open to the public.

### ATTENDANCE

#### Directors in Attendance were:

Kathy Christensen  
Scott Burrows  
Kathy Tourney  
Steve Langer, via Zoom  
Joe Pickard

#### Also in Attendance were:

David B. Peak; District Manager  
Karlie Ogden, Esq.; Icenogle Seaver Pogue

### CALL TO ORDER

President Christensen called the Board Meeting to order and confirmed a quorum.

### DISCLOSURE MATTERS

Ms. Ogden advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

### APPROVAL OF AGENDA

Following review and discussion, upon a motion duly made, by Director Burrows, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the Agenda as amended to add the June 2023 Unaudited Financials, Item #6 B1.

### APPROVAL OF MINUTES

Following review and discussion, upon a motion duly made, by Director Pickard and seconded by Director Tourney, and upon vote, unanimously carried, the Board approved the minutes, as amended, of the May 18, 2023 Regular Board Meeting.

### COMMUNITY COMMENT

None

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### FINANCIAL MATTERS

#### A. Ratify June and July 2023 Claims

After review, and upon a motion duly made, by Director Pickard, and seconded by Director Langer, and upon vote, unanimously carried, the Board approved the June 2023 claims totaling \$11,796.80 for check numbers 2229-2235 and July 2023 claims totaling \$173,946.78 for check numbers 2236-2247.

#### B. Cash Position as of August 17, 2023

Mr. Peak reviewed the Cash Position Schedule as of August 17, 2023. The Board accepted the August 17, 2023 Cash Position Schedule as presented.

#### C. Review and Approve August 2023 Received Claims

After review, and upon a motion duly made, by Director Burrows, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the August 2023 claims totaling \$12,177.21 for check numbers 2248-2258.

#### D. 2022 Audit Extension Request

Mr. Peak briefed the Board on the acceptance by the Office of the State Auditor of the District's request for a 2022 Audit extension. The 2022 Audit will now need to be filed by September 30, 2023.

#### E. Discuss the 2024 Budget

Mr. Peak informed the Board that Jefferson County Assessor's Office has indicated that the 2023 Assessed Values will be late this year. Mr. Peak also informed the Board that he will meet with the District's Accountant, Ms. Wheeler, of Simmons and Wheeler Associates, the District's accounting firm, in September to draft the 2024 Budget.

#### F. Other

None

### ADMINISTRATIVE MATTERS

#### A. Discuss Possible Applications to Jefferson County Open Space and Great Outdoors Colorado for the Acquisition of Open Space in 2024

Mr. Peak discussed the possibility of submitting grant applications to Jefferson County Open Space and Great Outdoors Colorado for the Acquisition of Open Space in 2024. After discussion, the Board authorized Mr. Peak to solicit bids for an appraisal of the open space parcels for a price not to exceed \$12,000. After discussion, and upon a motion duly made, by Director Langer, seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the authorization of Mr. Peak to solicit bids that will not exceed \$12,000 for an appraisal of the open space parcels.

#### B. Discuss the Holiday Gathering Location, Date, and Time

After discussion, the Board determined that the holiday gathering should occur on December 7th, 2023 at the Fort Restaurant. Mr. Peak was directed to confirm reservations for the location, date and time as discussed.

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C. Other

None

### BOARD MATTERS

A. Other

None

### LEGAL MATTERS

A. Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-200.1, et seq., C.R.S

Ms. Ogden reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Tourney, seconded by Director Pickard and, upon vote, unanimously carried, the Board adopted the Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-200.1, et seq., C.R.S.

B. Official Custodian Adoption of Rules Related to Requests for Inspection of Public Records Pursuant to Colorado Open Records Act

Ms. Ogden reviewed the Rules with the Board. Following discussion, Board acknowledged that President Christensen, as the Official Custodian, adopted the Rules Related to Requests for Inspection of Public Records Pursuant to Colorado Open Records Act.

C. Resolution Providing for the Defense and Indemnification of Directors and Employees of the District

Ms. Ogden reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Burrows, seconded by Director Pickard and upon vote, unanimously carried the Board adopted the amended Resolution Providing for the Defense and Indemnification of Directors and Employees of the District as revised.

D. Colorado State Legislation's Update

Ms. Ogden gave a brief overview of the Icenogle Seaver Pogue Summary of the 2023 State Legislation affecting special districts. Ms. Ogden then reviewed HB 23-1105 regarding Metropolitan District Homeowner's Rights Task Force. Following discussion, upon a motion duly made by Director Pickard, seconded by Director Burrows and upon vote, unanimously carried the Board approved for the Metropolitan District Homeowner's Rights Task Force Notice to be posted on the District's website.

E. Other

None

### OTHER BUSINESS

A. Confirm Quorum for the Next Regular Board Meeting - October 19, 2023 at 12 p.m. - KC & Associates, 10106 W. San Juan Way, Ste 210, Littleton, CO 80127. The Board discussed the possible cancellation of the September 21, 2023 Regular Board Meeting.

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B. Other

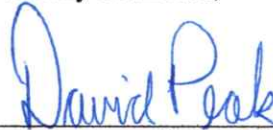
None

**ADJOURNMENT**

Upon a motion duly made, by Director Tourney and seconded by Director Burrows, and upon a vote, unanimously carried, the meeting was adjourned at approximately 12:55 p.m.

Respectfully submitted,

By



Secretary for the Meeting