

RECORD OF PROCEEDINGS

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF THE
PLAINS METROPOLITAN DISTRICT
HELD
October 19, 2023

The Regular Meeting of the Board of Directors of the Plains Metropolitan District (referred to hereafter as "Board") was convened late on Thursday, October 19, 2023 at 12:18 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
Joe Pickard

Also in Attendance were:

David B. Peak; District Manager
Shannon Smith Johnson, Esq.; Icenogle Seaver Pogue

CALL TO ORDER

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

DISCLOSURE MATTERS

Ms. Johnson 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 Tourney, and seconded by Director Langer, and upon vote, unanimously carried, the Board approved the Agenda as presented.

APPROVAL OF MINUTES

Following review and discussion, upon a motion duly made, by Director Tourney and seconded by Director Burrows, and upon vote, unanimously carried, the Board approved the minutes, of the August 17, 2023 Regular Board Meeting.

COMMUNITY COMMENT

None

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FINANCIAL MATTERS

A. Ratify September 2023 Claims

After review, and upon a motion duly made, by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the September 2023 claims totaling \$10,003.34 for check numbers 2259-2263.

B. Cash Position as of October 19, 2023

After review, and upon a motion duly made, by Director Tourney, and seconded by Director Langer, and upon vote, unanimously carried, the Board approved the October 19, 2023 Cash Position Schedule as presented.

C. Review and Approve October 2023 Received Claims

After review, and upon a motion duly made, by Director Tourney, and seconded by Director Langer, and upon vote, unanimously carried, the Board approved the October 2023 claims totaling \$19,233.05 for check numbers 2264-2277.

D. Ratify Approval of the 2022 Audit

Mr. Peak reviewed the 2022 Audit and the highlights contained in the report, which was completed by WIPFLI. After discussion with the Board, and upon a motion duly made, by Director Burrows, and seconded by Director Tourney, and upon vote, unanimously carried, the Board unanimously ratified the approval of the 2022 Audit and its submittal to the Colorado Office of the State Auditor.

E. Review of the 2024 'Draft' Budget

Mr. Peak reviewed the proposed 'Draft' 2024 Budget. The preliminary assessed value from Jefferson County is \$100,746,777 with an estimated exclusion of \$10,000,000 for an adjusted assessed valuation of \$90,746,777. After review, the Board acknowledged receipt and review of the 'Draft' 2024 Budget as presented. The Board will conduct a public hearing on the proposed 2024 Budget on Thursday, November 16, 2023.

F. Other

None

ADMINISTRATIVE MATTERS

A. Ratify Approval of Contract and Engagement Letter with JRES Company for Land Appraisal

After review and discussion, and upon a motion duly made, by Director Tourney, and seconded by Director Burrows, and upon a vote, the motion carried 4 to 0, with Directors Christensen, Tourney, Burrows, and Langer voting "aye" Director Pickard abstaining from voting, the Board ratified approval of the contract and engagement letter with JRES Company for a land appraisal of the former Deer Creek Golf Course.

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B. Discussion Regarding the Maintenance and Ownership of the Right-of-Way and Medians from C-470 - along Ken Caryl Avenue to Shaffer Parkway

Mr. Peak reviewed the proposal for landscape improvements at Ken Caryl/C-470 from Keesen Landscape. The Board tabled consideration of the proposed landscape improvements until the November 16, 2023 Board meeting to allow Director Tourney extra time to visit the right-of-way where the landscape improvements are proposed for installation.

C. Review Tree Removal Proposal from Davey Tree Company

After Board discussion of the Davey Tree tree removal proposal, the Board determined that the Ken Caryl Ranch Office Park Association will handle responsibility for the associated business of dead tree removal on the south side of Ken Caryl Avenue between Shaffer Parkway and C-470. No action was taken.

D. Other

Median Maintenance on Ken Caryl Avenue from C-470 East to Chatfield Avenue

After a brief discussion regarding the Plains Metropolitan District's ongoing landscape maintenance of the Jefferson County owned median along Ken Caryl Avenue from C-470 east to Chatfield Avenue, the Board agreed to continue with basic landscape maintenance. The Board directed Mr. Peak to obtain a quote to repair three community monument signs on Shaffer Parkway.

BOARD MATTERS

A. Other

None

LEGAL MATTERS

A. Discuss Status of Proposed Deer Creek Golf Course Property Acquisition

Mr. Peak reported that the appraiser, Bill James of JRES has begun the process for preparing an appraisal of the former Deer Creek Golf Course property. Mr. Peak also reported the timeline for grant requests to various public entities for financial contributions. Legal counsel is working with a title company to research the property under consideration. No action was taken.

B. Other

None

OTHER BUSINESS

A. Confirm Quorum for the Next Regular Board Meeting In-Person, November 16, 2023 at 12 p.m. - KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, CO 80127

B. Holiday Gathering at The Fort Restaurant, 19192 Highway B, Morrison, Colorado, Thursday, December 7, 2023 at 5:30 p.m.

C. Other

None

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ADJOURNMENT

Upon a motion duly made, by Director Langer, and seconded by Director Burrows, and upon a vote, unanimously carried, the meeting was adjourned at approximately 1:20 p.m..

Respectfully submitted,

By David Peak
Secretary for the Meeting