

RECORD OF PROCEEDINGS

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF THE
PLAINS METROPOLITAN DISTRICT
HELD
AUGUST 26, 2021

The Special meeting of the Board of Directors of the Plains Metropolitan District (referred to hereafter as "Board") was convened on Thursday, August 26, 2021 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(absent)
Steve Langer

Also in Attendance were:

David B. Peak; District Manager
Owen L. Oliver, Esq.; The Oliver Law Firm, P.C.

CALL TO ORDER

President Christensen called the Board meeting to order and confirmed a quorum. Director Tourney was absent and excused by the Board.

APPROVAL OF AGENDA

This Special Board Meeting was held in-person and open to the public. Following review and discussion, upon a motion duly made, and seconded, and upon vote, unanimously carried, the Board approved the Agenda.

APPROVAL OF MINUTES

Following review and discussion, upon a motion duly made, and seconded, and upon vote, unanimously carried, the Board approved the Minutes of the May 20, 2021 Special Board Meeting.

COMMUNITY COMMENT

None

FINANCIAL MATTERS

A. Review June 2021 Quarterly Financials

Mr. Peak presented the June 30, 2021 Quarterly Financials and after review and upon a motion duly made, and seconded, and upon vote, unanimously carried, the Board approved the June 30, 2021 Quarterly Financials as presented.

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B. Ratify June and July 2021 Claims

After review, and upon a motion duly made, and seconded, and upon vote, unanimously carried, the Board approved the June 2021 claims totaling \$12,788.13 for check numbers 2006-2011 and the July claims for check numbers 2012-2024 totaling \$156,464.42

C. Cash Position Schedule as of August 24, 2021

Mr. Peak reviewed the Cash Position Schedule as of August 24, 2021. The Board accepted the August 24, 2021 Cash Position Schedule as presented.

D. Review and Approve August 2021 Received Claims

After review, and upon a motion duly made, and seconded, and upon vote, unanimously carried, the Board approved the August 2021 claims totaling \$8,413.31 for check numbers 2025-2034. Check number 2030 for \$92.35 was voided.

E. 2020 Audit Update

Mr. Peak informed the Board that the 2020 Audit was not finished by the due date of July 31, 2021. The District's Accountant has filed an audit extension and it has been accepted by the State. The Audit extension due date has been moved to September 30, 2021. Once the audit has been completed the District's Manager will forward it to the Board and the Board will ratify it at the October Board Meeting

F. 2022 Budget Discussion

Mr. Peak informed the Board that he has started the process of preparing next year's budget for the District. He will have a draft budget to the Board for the October 2021 Board Meeting and the Board will have their public hearing on the 2022 Budget to consider its adoption at the November 18, 2021 Board meeting. Mr. Peak also informed the Board that he felt the assessed valuations for the District for next year's budget would most likely increase a small amount but he will not know until the County provides a preliminary assessment.

G. Appointment of the District's Manager and the District's Accountant to Prepare the draft 2022 Budget

Following a brief discussion, upon a motion duly made, and seconded, and upon vote, unanimously carried, the Board approved the appointment of the District's Manager and Accountant to prepare the draft 2022 Budget.

H. Other

None

ADMINISTRATIVE MATTERS

A. Review and Consider Approving the Renovation of a Large Planting Bed on Chatfield Avenue

Mr. Peak presented the highlights of the proposal and work order from Keesen Landscape for the renovation of the median on Chatfield Avenue and Continental Divide Road with a large planting bed. Following a discussion, upon a motion duly made, and seconded, and upon

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vote, unanimously carried, the Board approved the work order for the renovation of the median with a planting bed for a price of \$12,520.31

B. Other
None

BOARD MATTERS

A. Information Regarding Deer Creek Golf Course

Director Langer shared with the Board his telephone conversation with Stacey Hart, Deer Creek Golf Course owner. The substance of the conversation was in regard to Mr. Hart's plan to sell the water rights to the golf course and the subsequent closing of the same golf course. There was no Board action considered or taken regarding this matter.

B. Other
None

LEGAL MATTERS

A. Update on Legal Counsel with Spencer Fane, John Watson, Esq

Mr. Oliver informed the Board that he and Mr. Peak had conversations to discuss with Mr. Watson the reduced involvement of his Special Counsel with the District. It was decided that it is no longer necessary for Mr. Watson to attend the District's Board meetings at this time.

B. Other
None

OTHER BUSINESS

A. Confirm Quorum for the Next Regular Board Meeting In-Person (to be determined) - October 21, 2021 at 12 p.m. - KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, CO 80127.

B. Other
None

ADJOURNMENT

Upon a motion duly made, and seconded, and upon a vote, unanimously carried, the meeting was adjourned at approximately 1:18 p.m..

Respectfully submitted,

By David Peak
Secretary for the Meeting