

SADDLE ROCK METROPOLITAN DISTRICT

REGULAR MEETING
22251 East Ridge Trail Drive
Aurora, CO
6:00 p.m.
Thursday, April 28, 2016

Bob Miller, President	Term to May, 2018
Jonathan Rosman, Vice President	Term to May, 2018
Bill Young, Assistant Secretary	Term to May, 2016
VACANT, Secretary/Treasurer	Term to May, 2016
VACANT, Assistant Secretary	Term to May, 2018

AGENDA

1. Call to Order/Declaration of Quorum
2. Director Disclosures
3. Approval of Agenda
4. Approval of Minutes from the March 24, 2016 Meeting
5. Board Vacancy – Consider Appointment to the Board of Directors
6. Legal Matters
 - a. Discussion Regarding Resolution of the Board of Directors Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges
 - b. Clubhouse Rental and HOA Rental Policy
 - c. Clubhouse Policy re HOA Access
 - d. Review Quarterly Collections Summary
7. Financial Matters
 - a. Payables/Financials
8. District Manager's Report
 - a. Ratification of Payment for Broken Window at Clubhouse
 - b. Manager's Report
 - c. Tennis Agreement
 - d. Contract Repair Authorization
 - e. Front Range Recreation Agreement(s)
 - f. Architectural Signs (Sign Replacement)
 - g. ColoradoScapes Flower Contract
 - h. Designs by Sundown – Landscape Master Plan Update

i. City of Aurora Irrigation Audit Proposal

9. Other Business

10. Public Comment

Note: It is requested that public comments be limited to three minutes and that those planning to make public comments sign up to do so on the sign-in sheet that will be made available at the entrance to the clubhouse. When several people wish to speak with the same position on a given item, they are requested to select a spokesperson to state that position.

11. Adjourn

Regular Meetings are scheduled on the 4th Thursday of each month at 6:00 P.M.

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

SADDLE ROCK METROPOLITAN DISTRICT

Held: Thursday, March 24, 2016, at 6:00 p.m., at 22251 East Ridge Trail Drive, Aurora, Colorado

Attendance

The regular meeting was called and held as shown in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualification to serve on the Board, were in attendance:

Bob Miller
Jonathan Rosman
Bill Young

Also present were: Robert Rogers, Esq., White Bear Ankele Tanaka & Waldron, P.C., District general counsel; Kirk Hansen, MSI, LLC, District manager; Jaylene Jones, Front Range and members of the public.

Director Qualification

The Directors in attendance confirmed their qualification to serve.

Call to Order

It was noted that a quorum of the Board was present and that the Directors had confirmed their qualification to serve, and therefore the meeting was called to order.

Approval of Agenda

Director Miller presented the Board with the proposed agenda for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as amended.

Executive Session for the purposes of receiving advice on specific legal questions regarding Board vacancy procedures under § 24-6-402(4)(a),(b) and (e), C.R.S.

A motion was made to go into executive session pursuant to § 24-6-402(4)(a),(b) and (e), C.R.S., for the purpose of receiving advice on specific legal questions regarding Board vacancy procedures. The Board did not engage in substantial discussion for any matter not enumerated in § 24-6-402(4)(a),(b) and (e), C.R.S. The Board did not adopt any proposed policy, position, resolution, rule, regulation, or formal action. The executive session was adjourned on a motion, seconded and passed on the affirmative vote of all Board members.

Approval of Minutes from the February 25, 2016 Meeting

Mr. Rogers presented the minutes from the February 25, 2016 meeting to the Board for consideration. Upon motion duly made and seconded, the Board unanimously approved the minutes as written.

Legal Matters

United Construction Discussion	The Board engaged in general discussion and Mr. Rogers updated the board regarding payment of damages in connection with three of the liens previously filed by the district.. No action was taken.
Discussion Regarding Updated Collections Resolution	The Board engaged in general discussion. No action was taken.
Resolution Designating a 24-Hour Posting Location	Mr. Rogers presented the Board with a Resolution Designating a 24-Hour Posting Location for consideration. Following discussion, upon motion duly made and seconded, the Board approved the resolution.
New District Boundary Map	The District reviewed the new District map and engaged in general discussion regarding the same. Following discussion, upon motion duly made and seconded, the Board approved the map.

Financial Matters

Payables/Financials	The payables and financials were presented to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the payables, and accepted the financials.
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District Manager's Report

Capital, Contingency, Reserve Study	Mr. Hansen provided an update to the Board. No action was taken.
MSI – Issue on Fees	The Board deferred this agenda item.
Perimeter Fence	Mr. Hansen presented the Board with a proposal for phase two for the perimeter fence. Following discussion, upon motion duly made and seconded, the Board approved phase two, in an amount not to exceed \$36,128.00.
Tree Spray Program	Mr. Hansen presented the Board with a proposal from ColoradoScapes for tree spraying. Following discussion, upon motion duly made and seconded, the Board approved the proposal, in an amount not to exceed \$3,500.00.
New Entrance Sign Repair	Mr. Hansen provided the Board with an update. The Board asked Mr. Hansen to provide a quote for the new entrance sign repair at the next meeting.
Concrete Repairs	Mr. Hansen provided the Board with an update. Mr. Hansen noted

he would be getting a pool bid in time for the next meeting.

Clubhouse Pool/Furniture Mr. Hansen informed the Board that an audit was being performed.

Landscape Extra Work – 22411 E. Peakview Drive Mr. Hansen provided the Board with an update. Mr. Hansen informed the Board he and Mr. Faulk of ColoScapes would coordinate with the property owner.

Clubhouse Remodel Mr. Hansen informed the Board that the clubhouse remodel would begin next week.

Pool, Heater and Cover Projects Mr. Hansen presented the Board with pool, heater and cover projects for consideration. Following discussion, upon motion duly made and seconded, the Board approved the disassembly, cleaning and reassembly of the pump, in an amount no to exceed \$950.00, and the repair of the pool cover in an amount not to exceed \$1,000.00.

New Fence Perimeter – 2 Lots The Board determined to table this agenda item.

Tennis Services Agreement Mr. Hansen presented the Board with the Tennis Services Agreement for consideration. Following discussion, upon motion duly made and seconded, the Board approved the agreement.

Landscape Design Proposal The Board engaged in discussion regarding the replacement of dead cottonwoods. Action deferred.

2016 Pool Contract Mr. Hansen presented the Board with the 2016 Pool Contract. Following discussion, upon motion duly made and seconded, the Board approved the contract and instructed legal counsel to prepare an Independent Contractor Agreement, similar to the one used last year that prohibited single sourcing products over the 2015 threshold amount without board approval.

Flowers Mr. Hansen presented the Board with a proposal for flowers for the Board's consideration. Following discussion, upon motion duly made and seconded, the Board approved the proposal, in an amount not to exceed \$6,500.00

Other Business Mr. Strandberg and Mr. King interviewed to fill Board vacancy.

Public Comment Several members of the public were present for the meeting and made the following comments:

Mr. Morehand requested edging replacement.

Mr. Morris asked about minutes and when they would be made

available on the district website

Ms. Young commented on the District pool and requested that a rule be implemented regarding cell phone use by lifeguards.

Adjournment

There being no further business to be conducted, the meeting was adjourned.

The forgoing minutes were approved on this 28th day of April, 2016.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting, Saddle Rock Metropolitan District