

MINUTES OF A JOINT MEETING OF THE BOARDS OF
DIRECTORS OF

SADDLE ROCK SOUTH AUTHORITY,
SADDLE ROCK SOUTH METROPOLITAN DISTRICT NO. 2,
SADDLE ROCK SOUTH METROPOLITAN DISTRICT NO. 3, &
SADDLE ROCK SOUTH METROPOLITAN DISTRICT NO. 4

Held: Thursday, the 11th day of November, 2021, at 2:30 P.M.

The meeting was held via teleconferencing.

ATTENDANCE

The meeting was held in accordance with the laws of the State of Colorado. The following directors were in attendance:

Authority Designees:

Jason Inzer
Marie B. Hensler

Authority Alternate Designees:

Howard Johnson
Jan Taylor
Robert Childs

District No. 2:

Howard Johnson
Jason Inzer

District No. 3:

Jan Taylor
Jordan Rigberg

District No. 4:

Rodney Alpert
Carol Bransfield
Marie Hensler
Robert Childs
Robin Childs

Also present were: Audrey G. Johnson, Esq., WHITE BEAR ANKELE TANAKA & WALDRON, Authority and District general counsel; Ashley B. Frisbie, WHITE BEAR ANKELE TANAKA & WALDRON, Authority and District Manager; John Simmons and Kimberly Johanns, Simmons & Wheeler, PC, Authority and District Accountant; Andy Carroll, Security Officer; Bradley A. Simons, PE, MMI Water Engineers, LLC, Authority Engineer; Jennifer Thomas, Front Range Recreation, Inc. ("FRR") (for a portion of the meeting); and Paula Turachak and Karen Dawson, residents (for a portion of the meeting).

ADMINISTRATIVE

MATTERS

Call to Order

The meeting was called to order.

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| Declaration of Quorum and Confirmation of Director Qualifications | Ms. Frisbie noted that a quorum for the Saddle Rock South Authority (“Authority”) and for each of the Saddle Rock South Metropolitan District Nos. 2, 3, and 4 (individually, “District No. 2”, “District No. 3”, and “District No. 4”, and, collectively, the “Districts”) was present and that the directors had confirmed their qualification to serve. |
| Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest | Ms. Frisbie advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Frisbie reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, 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 Boards. Ms. Frisbie inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act. |
| Combined Meetings | The Authority and the Districts are meeting in a combined meeting. Unless otherwise noted below, and as applicable, the matters set forth below shall be deemed to be the actions of the Authority and the Districts, collectively. |
| Approval of Agenda | Ms. Frisbie presented the Boards with the agenda for the meeting. Upon motion of Mr. Alpert, seconded by Ms. Bransfield, the Boards unanimously approved the agenda as presented. |
| Excusal of Absence | The Boards noted the absence of Mr. Quarles. Upon motion of Mr. Alpert, seconded by Ms. Bransfield, the Boards unanimously excused his absence. |
| PUBLIC COMMENT | Ms. Dawson inquired about issues related to the Saddle Rock South Master Association (“SRS Master Association”). Ms. Frisbie recommended that Ms. Dawson attend the next SRS Master Association board meeting to voice her concerns. Ms. Taylor and Mr. Johnson reported that the next SRS Master Association meeting is scheduled for tonight, November 11, 2021, at 7:30 p.m. and provided the call-in information to Ms. Frisbie, to forward to Ms. Dawson. Ms. Dawson thanked the Boards for the information. |
| CONSENT AGENDA MATTERS | The Boards were presented with the consent agenda items. Upon motion of Mr. Alpert, seconded by Ms. Hensler, the Boards |

unanimously took the following actions:

- a. District Nos. 2-4 Matters
 - i. Ratified Board Meeting Minutes from November 12, 2020 Special Meeting (District No. 2)
 - ii. Approved Board Meeting Minutes from September 9, 2021 Special Meeting (District Nos. 3 and 4)
 - iii. Accepted Unaudited Financial Statements as of September 30, 2021
 - iv. Adopted Resolution No. 2021-11-01: Resolution Designating the Location of Regular Meetings (District No. 2)
 - v. Adopted Resolution No. 2021-11-02: 2022 Joint Annual Administrative Matters
 - vi. Removed from Consent Agenda
- b. Authority Matters
 - i. Approved Board Meeting Minutes from September 9, 2021 Special Meeting
 - ii. Ratified Payment of Claims as of November 11, 2021 (\$182,658.59)
 - iii. No additional claims were presented
 - iv. Accepted Unaudited Financial Statements as of September 30, 2021
 - v. Adopted Resolution No. 2021-11-03: 2022 Annual Administrative Matters
 - vi. Removed from Consent Agenda
 - vii. Approved and Renewed Consultant and Contractor Agreements for 2022 Services (No changes in scope or fees unless otherwise noted. New Agreements to be signed with Authority as necessary):
 1. WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, for General Counsel and Management Services
 2. Metropolitan District Public Safety Group, LLC for Security Services
 3. Simmons & Wheeler, P.C. for Accounting Services
 4. MMI Water Engineers, LLC for Engineering Services (updated fee schedule for 2022)
 5. Keesen Landscape Management, Inc., for Landscape Maintenance Services
 6. Front Range Recreation, Inc. for Pool and Clubhouse Management Services (updated fee schedule for 2022)
 7. @ Yur Service, LLC for Handyman Services
 8. Home Service Group, Inc. for Clubhouse Cleaning Services
 9. Key-Rite Security Lock & Safe, Inc. for

- Security System and Monitoring Services
- 10. The Cutting Edge Landscaping, Inc. for Tree Maintenance, Mosquito Control, and Winter Watering Services
- 11. Verizon Wireless for Security Monitoring Services
- 12. The Electrician, Inc., for Outdoor Lighting Repair and Installation Services
- 13. Diversified Underground, Inc. for Utility Locating Services
- 14. Water Services Company d/b/a Backflow Tech, Inc. for Backflow Testing and Repair Services
- 15. Gotcha Recovery Services LLC for Towing Services
- 16. Playground Safety Solutions, LLC for Routine Playground Inspections
- 17. Sunny Day Concrete, LLC for Concrete Repair and Maintenance Services
- 18. WYOCO Erosion Control, Inc. for Ongoing Cleaning Services of Outlet Structure Screen
- 19. Bedrock, LLC d/b/a Ground Solutions for Mulch Installation Services
- 20. Standard Lumber and Hardware Co. d/b/a Standard Fence Company for Fence Repair and Gate Installation Services
- viii. Ratified Approval of Purchase of Storage Containers and Storage of Backflow Preventers (\$800.51)
- ix. Ratified Approval of Pond I-7 Dewatering Support by Edelta, Inc. (\$740.00)
- x. Ratified Approval of Proposal from Bedrock, LLC d/b/a Ground Solutions for Additional Mulch Installation (\$2,656.00)
- xi. Ratified Second Addendum to Independent Contractor Agreement with The Cutting Edge Landscaping, Inc. for Tree Removal (\$3,600)

FACILITIES MANAGEMENT MATTERS

Clubhouse

Ms. Thomas provided the Boards with an update on the clubhouse. Ms. Hensler inquired about clubhouse reservations and activity. Ms. Thomas indicated that activity has increased and there have been no major issues.

Replacement of Pool Furniture

Ms. Thomas presented the Boards with a proposal for a complete overhaul replacement of the pool furniture at both pools, in the

amount of \$37,238.60. Following discussion, upon motion of Mr. Inzer, seconded by Mr. Alpert, the Boards unanimously appointed the Groundskeeping Committee as representatives to work with FRR on an audit of the current furniture and a recommendation for furniture replacement to provide to the Boards.

ENGINEER'S MATTERS

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| Engineer's Report | Mr. Simons presented his Engineer's Report to the Boards. |
| Detention Ponds | |
| Installation of Maintenance Access Trail to Pond H-11(E) | Mr. Simons provided the Boards with an update on the status of the installation of the maintenance access trail to Pond H-11(E), noting that Edelta, Inc. completed the installation last week. |
| Close-Out of Open Stormwater Construction Permit for Pond H-11(W) | Mr. Simons provided the Boards with an update on the status of close-out of the open stormwater construction permit for Pond H-11(W), noting that the City of Aurora continues to work with the developer on the permit close-out. No action is needed by the Authority or Districts. |
| Pond I-7 Underdrain Discharge Relocation | Mr. Simons provided the Boards with an update on the Pond I-7 underdrain discharge relocation, noting that Sunny Day Concrete, LLC has completed the project and discharge from the underdrain pipe serving Saddle Rock East Filing No. 1 is now flowing directly into the pond outlet structure, which should help reduce nuisance water in the pond going forward. Mr. Simons noted that there will still be some seasonal hillside seepage into the pond, and the pond will capture stormwater runoff and irrigation flows before releasing them slowly through the outlet structure, as originally intended. |
| Pond L-5 Rehabilitation Work | Mr. Simons provided the Boards with an update on the Pond L-5 Rehabilitation Work, noting that Point Consulting, LLC will survey the existing conditions of the pond once Edelta, Inc. has dewatered the pond. |
| Tennis Courts | <p>Mr. Simons reported that he performed an inspection of the tennis courts and noted that there are several areas around the courts that need repair work. Ms. Frisbie noted that at least one net needs to be replaced or repaired.</p> <p>Following discussion, the Boards directed Mr. Simons and Ms. Frisbie to obtain proposals for the repair work.</p> |

**SAFETY AND
SECURITY
COMMITTEE
MATTERS**

General Update

Mr. Carroll provided a general security update to the Boards, noting that there have been a few garage break-ins, in garages that were left open by the homeowners, and a stolen vehicle that was dumped in the community has been returned to the owner.

Mr. Carroll reported that the solar lights were installed at the east pool area and appear to be working very well.

**Neighborhood Watch
Update**

There was no update at this time.

**Status of Security Camera
Operations**

There was no update at this time.

**Uniform Parking
Regulations**

**Proposed Parking Permit
Program**

Ms. Frisbie and Mr. Carroll provided an overview of the proposed parking permit program to the Boards, noting that the program is intended to allow residents an option of purchasing a permit for designated permit only parking spots, while leaving the remaining parking spots designated for guest only parking.

Following discussion, upon motion of Ms. Hensler, seconded by Ms. Taylor, the Boards unanimously determined to defer this matter.

FINANCIAL MATTERS

2022 Budget Hearings

**Public Hearing on 2022
Budget and Adoption of
Resolution No. 2021-11-
04: Adopting Budget and
Appropriating Funds
(Authority)**

The public hearing on the 2022 budget was opened. Ms. Frisbie reported that notice of the hearing was provided in accordance with Colorado law and no objections were received prior to the hearing. Mr. Simmons reviewed the 2022 budget with the Authority Board. There being no public comment, the public hearing was closed.

Upon motion of Ms. Taylor, seconded by Ms. Hensler, the Authority Board unanimously adopted Resolution No. 2021-11-04: Adopting Budget and Appropriating Funds.

**Public Hearing on 2022
Budget and Adoption of
Resolution No. 2021-11-
05: Adopting Budget,**

The public hearing on the 2022 budget was opened. Ms. Frisbie reported that notice of the hearing was provided in accordance with Colorado law and no objections were received prior to the hearing. Mr. Simmons reviewed the 2022 budget with the Board

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| Imposing Mill Levy and Appropriating Funds (District No. 2) | <p>of District No. 2. There being no public comment, the public hearing was closed.</p> <p>Upon motion of Mr. Johnson, seconded by Mr. Inzer, the Board of District No. 2 unanimously adopted Resolution No. 2021-11-05: Adopting Budget, Imposing Mill Levy and Appropriating Funds.</p> |
| Public Hearing on 2022 Budget and Adoption of Resolution No. 2021-11-06: Adopting Budget, Imposing Mill Levy and Appropriating Funds (District No. 3) | <p>The public hearing on the 2022 budget was opened. Ms. Frisbie reported that notice of the hearing was provided in accordance with Colorado law and no objections were received prior to the hearing. Mr. Simmons reviewed the 2022 budget with the Board of District No. 3. There being no public comment, the public hearing was closed.</p> <p>Upon motion of Ms. Taylor, seconded by Mr. Rigberg, the Board of District No. 3 unanimously adopted Resolution No. 2021-11-06: Adopting Budget, Imposing Mill Levy and Appropriating Funds.</p> |
| Public Hearing on 2022 Budget and Adoption of Resolution No. 2021-11-07: Adopting Budget, Imposing Mill Levy and Appropriating Funds (District No. 4) | <p>The public hearing on the 2022 budget was opened. Ms. Frisbie reported that notice of the hearing was provided in accordance with Colorado law and no objections were received prior to the hearing. Mr. Simmons reviewed the 2022 budget with the Board of District No. 4. There being no public comment, the public hearing was closed.</p> <p>Upon motion of Mr. Childs, seconded by Ms. Hensler, the Board of District No. 4 unanimously adopted Resolution No. 2021-11-07: Adopting Budget, Imposing Mill Levy and Appropriating Funds.</p> |
| Engagement Letter with Wipfli LLP for 2021 Audit (Authority and District No. 4) | <p>Ms. Johanns informed the Boards that the Authority and District No. 4 will be required to have a 2021 Audit performed. Ms. Johanns reported that she is in the process of obtaining engagement letters from Wipfli LLP, and requested that the Boards of the Authority and District No. 4 authorize the engagement of Wipfli LLP as the auditor, with a not-to-exceed amount.</p> <p>Upon motion of Ms. Hensler, seconded by Ms. Taylor, the Authority Board unanimously approved the engagement of Wipfli LLP, in an amount not-to-exceed \$4,900.</p> <p>Upon motion of Mr. Childs, seconded by Ms. Hensler, the Board of District No. 4 unanimously approved the engagement of Wipfli LLP, in an amount not-to-exceed \$4,250.</p> |

DISTRICT MANAGER MATTERS

Management Report

Ms. Frisbie presented her Management Report to the Boards.

Resolution No. 2021-11-08: Resolution of Board of Directors Calling Election (District Nos. 2-4) and Confirmation of Two Methods of Providing Notice of Call for Nominations

Ms. Frisbie presented the Boards of District Nos. 2-4 with Resolution No. 2021-11-08: Resolution of Board of Directors Calling Election.

Following discussion, upon motion of Mr. Alpert, seconded by Ms. Hensler, the Boards of District Nos. 2-4 unanimously adopted the resolution and determined to post notice of the Call for Nominations on the Authority/District website, in addition to the statutory requirement to publish.

DIRECTORS' MATTERS

There were no Directors' Matters.

LEGAL MATTERS

Engagement of Spencer Fane LLP as Special Counsel to Provide Foreclosure Services

Ms. Johnson presented the Boards with the engagement letter from Spencer Fane LLP as Special Counsel to provide foreclosure services.

Upon motion of Ms. Hensler, seconded by Mr. Alpert, the Boards unanimously approved the engagement.

Collections Matters

Ms. Johnson provided an update on collections matters, noting that there is currently \$2,300.24 outstanding from 3 collection and foreclosure files.

OTHER BUSINESS

Next Meeting

The next regular meeting of the Authority and the Districts is scheduled for January 13, 2022, at 2:30 P.M.

ADJOURNMENT

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

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


Marie B Hensler

Marie B Hensler (Feb 4, 2022 14:10 MST)

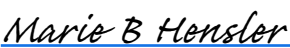
Secretary for the Authority



Secretary for District No. 2


Jan Taylor (Feb 7, 2022 06:10 MST)

Secretary for District No. 3


Marie B Hensler (Feb 4, 2022 14:10 MST)

Secretary for District No. 4