

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
GREEN GABLES METROPOLITAN DISTRICT NO. 1 (THE "DISTRICT")  
HELD  
MAY 13, 2022

A special meeting of the Board of Directors of the Green Gables Metropolitan District No. 1 (referred to hereafter as the "Board") was convened on May 13, 2022, at 1:00 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

Directors In Attendance Were:

JoAnn Zelasko, President  
Krystal Smith, Treasurer  
Paul Bartos, Secretary  
Les Steckler, Assistant Secretary

Also, In Attendance Were:

Stephanie Odewumi, Denise Denslow and Jason Carroll; CliftonLarsonAllen LLP  
Colin Mielke; Seter & Vander Wall, P.C.  
Robie Abraham; Green Gables HOA  
Leigh Dufresne; BrightView Landscaping  
Shelly Watters; Resident

### ADMINISTRATIVE MATTERS

**Call to Order and Approval of Agenda:** Ms. Odewumi called the meeting to order at 1:02 p.m.

**Confirm Quorum, Location of Meeting and Posting of Meeting Notices:**

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act. It was noted posting of meeting notice was confirmed and a posted.

**Election of Officers:** Upon a motion duly made by Director Smith, seconded by Director Steckler and, upon vote, unanimously carried, the Board approved the slate of officers to remain the same.

**Public Comment:** Ms. Abraham presented questions about Lennar asking for information on the water agreement. Lennar has not contacted CLA.

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**Minutes of February 21, 2022 Regular Meeting:** The Board reviewed the minutes of the February 21, 2022 regular meeting. Upon a motion duly made by President Zelasko, seconded by Director Steckler and, upon vote, unanimously carried, the Board approved the February 21, 2022 Regular Meeting Minutes.

### FINANCIAL MATTERS

**Conduct Public Hearing to Amend 2021 Budget, Consider Approval of Resolution 2022-05-01, to Amend 2021 Budget:** Upon a motion duly made by President Zelasko, seconded by Director Bartos and, upon vote, unanimously carried, the Board opened the public hearing at 1:19 p.m.

Upon a motion duly made by President Zelasko, seconded by Director Bartos and, upon vote, unanimously carried, the Board closed the public hearing at 1:20 p.m. There were no public comments.

Mr. Carroll reviewed the amended 2021 Budget with the Board stating that the Debt Service Fund is being amended from \$700,000 to \$705,000. Following review, upon a motion duly made by Director Smith, seconded by Director Steckler and, upon vote, unanimously carried, the Board amended the 2021 Budget and approved Resolution 2022-05-01 to Amend 2021 Budget.

**Ratification/Approval of Interim Claims Totaling \$23,817.22:** Mr. Carroll reviewed the claims with the Board. Following review, upon a motion duly made by Director Smith, seconded by Director Bartos and, upon vote, unanimously carried, the Board ratified approval of the interim claims totaling \$23,817.22.

**Accept March 31, 2022 Unaudited Financial Statements and May 2022 Cash Position Report:** Mr. Carroll reviewed the March 31, 2022 Unaudited Financial Statements and May 2022 Cash Position Report with the Board informing them we are in line with what we would expect this time of year. However, since irrigation costs have not yet begun, expenditures are showing as low. It was noted that the budgeted contained a line item for a contested election, which did not take place, so only a small portion of the \$45,000 was needed. Mr. Carroll reviewed the property tax reconciliation, noting that as of the end of March, 47% had been collected. President Zelasko inquired about receipt of payment from Lennar for water, and Mr. Carroll stated that a \$38,000 payment had been received in March for landscaping, but not water costs. Following review and discussion, upon a motion duly made by Director Smith, seconded by Director Steckler and, upon vote, unanimously carried, the Board accepted the March 31, 2022 Unaudited Financial Statements and the May 2022 Cash Position Report.

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**2021 Draft Audit:** Mr. Carroll provided a high level overview of the 2021 draft Audit with the Board, and noted the Auditor is finalizing and we should anticipate a clean unmodified opinion. He stated there were not significant modifications reported. He noted that the Debt Service payments ramp up over time, as shown in the amortization schedule. Director Steckler inquired about the assessed valuation, and asked what would happen to the loan should the values become stagnate. Mr. Carroll informed the Board that there is a cap on the mill levy, and should that payment number come in less due to a drop in the value, the District is still only obligated to levy mills up to the capped number. President Zelasko inquired about Note 2, which references capital assets related to streets. Discussion ensued regarding ownership of those streets. Mr. Carroll stated that if they are conveyed to another party, they would then be pulled out of capital assets. The collective team will work to finalize this issue in this calendar year. President Zelasko also inquired about the irrigation system and the complexity of ownership of that system. She asked in the notes in the Audit provide any clarity on this issue. This was also identified as na item to be finalized this year. Following review and discussion, upon a motion duly made by Director Bartos, seconded by Director Steckler and, upon vote, unanimously carried, the Board approved the 2021 Audit, subject to the Auditor's clean opinion.

**Irrigation Water Billing for 2022 Season:** President Zelasko stated this topic is related to the billing within our community. She noted that in the past we have done 50/50 between Lennar and the HOA. She further stated that because these improvements have not yet been accepted by the District, this billing structure should continue in the 2022 irrigation season. She inquired confirmation from Mr. Abraham of the HOA. Mr. Abraham concurred and stated that if the HOA and the District have not collectively accepted the improvements, then it needs to be done at a 50/50 split.

### MANAGER MATTERS

**BrightView Rain Sensor and Freeze Sensor Installation - \$1,008.48:** Ms. Odewumi reviewed the proposal with the Board and stated that the District will incur charges from Save Ward Lake if excess run off occurs as a result of irrigation continuing during a rain event. Ms. Dufresne stated that she feels these additional sensors are a good investment for wise water use. President Zelasko note that since the system has not yet been accepted, that Lennar should absorb this cost. Information about the Save Ward Lake Agreement which precipitated this expenditure, will be forwarded to Lennar. Preisident Zelasko also asked Ms. Dufresne about the Green Gables Metropolitan District No. 2's sensors which Ms. Dufresne responded that they are located appropriately. Following review and discussion, upon a motion duly made by Director Bartos, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the BrightView proposal for the rain sensor and freeze sensor installation totaling \$1,008.48.

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**BrightView 2022 Maintenance Contract:** Ms. Dufresne reviewed the contract with the Board and noted they will begin the process sooner than later this year and it will change next year from January- December, and will have the 2023 renewal contract ready by October 2022. Following review, upon a motion duly made by President Zelasko, seconded by Director Steckler and, upon vote, unanimously carried, the Board approved the BrightView 2022 Maintenance Contract, as presented.

**V Ventures Services Agreement for Pumphouse Maintenance Services:** Mr. Mielke informed the Board he has reviewed the agreement. Following discussion, upon a motion duly made by President Zelasko, seconded by Director Smith and, upon a vote, unanimously carried, the Board approved the V Ventures Services Agreement for pumphouse maintenance services, as presented.

**Status of Repair of Bridge Lights:** Ms. Odewumi briefed the Board on her communications with Lennar. President Zelasko stated that Lennar needs to provide a schedule for final inspection and acceptance, and they need to be in working order at that time. Director Smith inquired about the discussion regarding removal of the lights and President Zelasko reported that the residents expressed a strong preference for keeping the lights in place.

**Status of Correction of Issues with Detention Ponds:** Ms. Odewumi provided Lennar's feedback on this issue, which they are working to remedy. It was noted to be believed there are more than two detention ponds. The Board requested to make sure they are all assessed appropriately. It was stated that they are not sure that the drains are really the problem, but have a suggestion that this was cause by something else.

**Communication with Lennar to Confirm they will be Accepting Metro District Property 2022 Landscaping Costs:** The Board acknowledged that this is still their expectation.

**Status of 2022 Metro District Property Landscaping Replace/Repair Work to be Undertaken by BrightView and paid by Lennar:** Ms. Dufresne stated that she and her team have a walk next week on the Greenbelt between Evans and Asbury and it was suggested that Mr. Abraham of the HOA may attend as well as she is unhappy with the progress and hopes this may help move things along. Following discussion, upon a motion duly made by Director Bartos, seconded by Director Steckler and, upon vote, unanimously carried, the Board approved the escalation plans to move forward. Ms. Watters stated that she intends to speak about this with the HOA Board.

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**Soil Runoff from Cobblestone Carwash:** Ms. Odewumi reported that she spoke to the project manager, and that the issue was acknowledged. The issues have not yet been resolved, but she is checking back with them regularly.

ATTORNEY  
MATTERS

**Update Regarding Water Service Intergovernmental Agreement with Green Gables Metropolitan District No. 2:** Mr. Mielke stated that he met with the committee yesterday, and they have come up with an action plan.

DIRECTOR  
MATTERS

**Community Matters:** President Zelasko informed the Board that we have an open Board position due to not receiving additional nominations. She inquired if another call should be done to see if there is anyone interested in serving and can be appointed to the District Board. The Board agreed to place a notice in the HOA newsletter.

MSI stated there may be a homeless camp on the property and the City of Lakewood may be responsible. President Zelasko will follow up and report back to the Board.

The Board thanked BrightView for their hard work onsite.

Mr. Abraham stated that the eastern side of Newland by the tree farm is not their property, so any complaints that are received need to be addressed by the City of Lakewood.

OTHER BUSINESS

**Confirm Quorum for Next Meeting – August 15, 2022 at 12:00 p.m.:**


The Board confirmed a quorum for August 15, 2022 at 12:00 p.m. and reminded the staff to send the meeting notice to the HOA a week prior to the meeting.

**Other:** None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Bartos, seconded by Director Steckler and, upon vote, unanimously carried the meeting was adjourned 2:37 p.m.

Respectfully submitted,

By  Secretary for the Meeting  
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