

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF COALTON METROPOLITAN DISTRICT AND SUBDISTRICT NO. 1 OF THE COALTON METROPOLITAN DISTRICT

HELD
JUNE 13, 2024

The Board of Directors of Coalton Metropolitan District and the Board of Directors of Subdistrict No. 1 of the Coalton Metropolitan District held a special meeting, open to the public, via videoconference, at 2:00 p.m. Notice of the meeting has been posted on the District's website.

<u>ATTENDANCE</u>	<u>Directors in Attendance:</u> Kristopher Barns Gary Rohr Karen Bennet James O'Malley Jack Rohr <u>Also, in Attendance:</u> Alan Pogue, Esq. Icenogle Seaver Pogue, P.C.; Jennifer Ondracek, Pinnacle Consulting Group, Inc.; Scott Chomiak, KUH; Angela Elliott, and Evan Redmond, Teleos Management Group.
<u>CALL MEETING TO ORDER</u>	The meetings of the District and Subdistrict were called to order by Director Barns at 2:03 p.m., noting that a quorum was present. Each of the Directors confirmed their qualifications to serve on the Boards of the District and Subdistrict.
<u>MEETING NOTICE</u>	Ms. Elliott noted that Notice of the Special Board Meeting had been properly posted on the District and Subdistrict's joint website.
<u>CONFLICT OF INTEREST DISCLOSURE</u>	Ms. Early noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's office and with the District's Board. Ms. Early advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the

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	<p>participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.</p>
<u>AGENDA</u>	<p>The Boards considered the agenda. Upon motion duly made by Director Gary Rohr, seconded by Director Karen Bennet, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to approve the agenda, as presented.</p>
<u>PUBLIC COMMENT</u>	<p>Owners present brought up weeds around the patios. The manager will contact the landscapers to rectify.</p>
<u>CONSENT AGENDA</u> <u>DECEMBER 2023 MEETING MINUTES</u>	<p><u>December 2023 Meeting Minutes:</u> Upon motion duly made by Director Gary Rohr, seconded by Director Jack Rohr, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to approve the December 2023, meeting minutes with changes to the language on the Mill Levy – from 50,000 Mills to 50 Mills.</p>
<u>LEGAL MATTERS</u>	<p><u>ADA Website Compliance:</u> Alan Pogue went over the updates and next steps such as getting contracted with a vendor to handle the websites, etc. to get them up to statute regarding ADA accessibility. Further details coming soon. Informational only.</p> <p><u>Developer Bond Discussion:</u> Alan Pogue discussed developer bonds and the status of those bonds at this time. The Board acknowledged the discussion, no vote was needed.</p>
<u>FINANCIAL MATTERS</u>	
<u>RATIFICATION OF PAYMENT OF CLAIMS</u>	<p>Ms. Ondracek presented the Check Detail Report of claims dated through December 31, 2023, detailing payments to be ratified in the amount of \$13,683.</p> <p>Upon motion duly made by Director Karen Bennet, seconded by Director Kris Barns, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to ratify the Check Detail Report dated December 31, 2023, detailing payments to be ratified in the amount of \$13,683.</p>
<u>FINANCIAL REPORT</u>	<p>Ms. Ondracek went over the Financial report as of December 31, 2023.</p>

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	<p>Upon motion duly made by Director Karen Gary Rohr, seconded by Director Jack Rohr, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to accept the Financial Report dated December 31, 2023.</p> <p><u>Ratification of 2023 Audit Exemption:</u> Ms. Ondracek went over the Audit Exemption 2023.</p> <p>Upon motion duly made by Director Kris Barns, seconded by Director Karen Benet, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to ratify the 2023 Audit Exemption.</p>
<p><u>DISTRICT MANAGER ITEMS</u></p>	<p>None</p>
<p><u>CONVENE AS THE BOARD OF SUBDISTRICT NO. 1 OF THE COALTON METROPOLITAN DISTRICT ("SUBDISTRICT")</u></p>	<p>Director Barns motioned to Adjourn as the Board of Directors for the Coalton Metropolitan District and Convene as the Board of Directors for Subdistrict No. 1 of the Coalton Metropolitan District at 2:30 PM.</p>
<p><u>ADMIN MATTERS</u></p> <p><u>CONSENT AGENDA</u></p>	<p><u>EV Chargers:</u> A presentation was made by Jim Hussey with Winn Marion RE: EV Chargers installed in the Community. Informational Only.</p> <p><u>December 2023 Meeting Minutes:</u> Upon motion duly made by Director Gary Rohr, seconded by Director Jack Rohr, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to approve the December 2023, meeting minutes.</p>
<p><u>LEGAL ITEMS</u></p> <p><u>ACCEPTANCE OF BLDGS 17, 19, 20</u></p>	<p><u>ADA Website Compliance:</u> Alan Pogue went over the updates and next steps such as getting contracted with a vendor to handle the websites, etc. to get them up to statute regarding ADA accessibility. Further details coming soon. Informational only.</p> <p><u>Consider for Approval and acceptance of Buildings 17 (Phase 7), 19 (Phase 5), and 20</u></p>

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	<p><u>(Phase 3), landscaping:</u> Scott Chomiak went over all the phases to be accepted. Walks are being scheduled with landscapers, etc. for the handoff when it happens. They are working on warranty items now. Informational only.</p> <p>Acceptance of EV Chargers:</p> <p>Upon motion duly made by Director Kris Barns, seconded by Director Karen Bennet, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to accept the installation of (4 pumps) the EV Chargers in the Community.</p>
<p><u>FINANCIAL MATTERS</u></p> <p><u>RATIFICATION OF CLAIMS PAID</u></p> <p><u>FINANCIAL REPORT</u></p> <p><u>RATIFICATION OF AUDIT EXEMPTION 2023</u></p>	<p>Ms. Ondracek presented the Check Detail Report of claims dated December 31, 2023, detailing payments to be ratified in the amount of \$13,683. Upon motion duly made by Director Gary Rohr, seconded by Director Jack Rohr, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to ratify the Check Detail Report through December 31, 2023, detailing payments to be ratified in the amount of \$13,683.</p> <p>Ms. Ondracek went over the Financial report as of December 31, 2023.</p> <p>Upon motion duly made by Director Kris Barns, seconded by Director Jack Rohr, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to accept the Financial Report dated December 31, 2023.</p> <p><u>Ratification of 2023 Audit Exemption:</u> Ms. Ondracek went over the Audit Exemption 2023.</p> <p>Upon motion duly made by Director Kris Barns, seconded by Director Karen Benet, and upon vote, unanimously carried, it was,</p> <p style="text-align: center;">RESOLVED to ratify the 2023 Audit Exemption.</p>

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<u>DISTRICT MANAGER ITEMS</u> <u>MANAGER REPORT</u>	The District Manager went over the management report and answered any questions from the Board or members present.
<u>ADJOURNMENT</u>	There being no further business to come before the Board, the meetings were adjourned at 3:12 p.m. by Director Kris Barns.

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

Respectfully Submitted,


Recording Secretary