

TWO BRIDGES METROPOLITAN DISTRICT

Regular Board Meeting Minutes

Meeting Date: Wednesday April 10, 2024

Meeting Time: 6:01pm to 8:32pm

Meeting Location: Online video conference site is as follows:

<https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373.

I. Roll Call (6:01pm)

A regular meeting of the Board of Directors of the Two Bridges (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Korin Barr	President	Present
Karen McCracken	Treasurer	Present
Aaron Argabright		Absent (excused)
Vacancy		
Vacancy		

Also, in attendance was district managers Charles Wolfersberger and Annemarie Tucker (Wolfersberger, LLC); general counsel, Paul Rufien (Rufien Law, PC); and the following homeowners: (1) Ms. Melendez; (2) Mr and Mrs. Clark; (3) Ms. Pendergraft; (4) Ms. Hoffman, (5) Ms. Corrie; (6) Mr and Mrs. Jensen; (7) Mr. McCarty; (8) Mr. Gonzales; (9) Mr. Crossman; (10) Mr. Eck; (11) Mr. and Ms. Pellagrino; (12) Mr. Birch; (13) Mr. Pepe; (14) Mr. Brown; (15) Mr. and Ms. Edwards; (16) Mr. Shepard; (17) Mr. Banish; (18) Mr. Fritschler; (19) Mr. Thompson were in attendance.

II. Call to Order

Director Barr noted a quorum of the Board was present, the Directors confirmed their qualifications to serve and, therefore, called the regular meeting of the Board of Directors of the District to order.

III. Present disclosures of potential conflicts of interest

The Board reviewed the agenda for the meeting, following which each director disclosed no conflicts of interest with the business to be discussed and conducted.

IV. Administrative Matters

- 1) Review and consider meeting agenda The Board reviewed the agenda. Director Barr motioned to approve the agenda as amended. Director McCracken seconded the motion and the Board voted 2-0 to approve the agenda.
- 2) Review and consider October 11, 2024 meeting minutes: The Board reviewed the meeting minutes. Director Barr motioned to approve the minutes as presented. Director McCracken seconded the motion and the Board voted 2-0 to approve the minutes.
- 3) Review and consider October 11, 2024 townhall meeting minutes: The Board reviewed the meeting minutes. Director Barr motioned to approve the minutes as presented. Director McCracken seconded the motion and the Board voted 2-0 to approve the minutes.

V. Executive Session

Director Barr motioned to open executive session per C.R.S. 24-6-402(4)(b) to discuss and seek the advice of legal counsel regarding enforcement matter, contracts, agreements, and bond debt at 6:04pm. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.

No actions were taken by the Board during executive session.

Director Barr motioned to close executive session at 6:28pm. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.

Regular Board Public Meeting begins at 6:30pm.

I. Administrative Matters (cont.)

- 1) Status update – legal counsel!: District Manager reported there is no legal update at this time. The Board has agreed to hold a special townhall meeting in May to discuss the topic of chicken with the community. Once the date and time has been confirmed by the board an email blast will be sent out to the community and posted on the website. The Board has hired an attorney who specializes in water right issues to investigate the water rights for the community.
- 2) Status update - website redesign: Mr. Jensen provided an update to the Board.
- 3) Status update – Refinance for District Bond Debt: District Manager reported two banks, NBH and Vectra bank are working on Bond refinance proposal for the Board to review.

II. Public Comments

Ms. Jensen reminded residents in the community to please be aware of their speed throughout the community. With the weather warming up there is an increase of pedestrians and children on the streets.

Ms. Clark had additional questions pertaining to exhibits on the agenda.

Mr. Crossman expressed his concern regarding enforcement within the community.

III. Director Matters

Director Barr informed the community that the Sheriff's office has been notified regarding a couple instances within the community. She encouraged residents to contact the Sheriff's office if they see anything out of the ordinary.

She also, discussed the installation of gates to enter the community. She is working with individuals at the County to see if it could be an option for the District due to the recent instances. Additional information will be provided to the community once received.

IV. Landscaping Matters

- 1) Status update – Landscaping: District Manager and Director Barr reported the Board will be working with the landscaping manager on the capital project for the entrance of the community.
- 2) Status update – road paving throughout community: Director Barr reported the County has begun the repaving project within the community. The overlaying is scheduled to being after July 4, 2024.

V. Financial/Contractual Matters:

- 1) Review and consider check disbursements: The Board reviewed the schedule of check payments (checks #100029 to #100042) totaling \$76,325.55. Director Barr motioned to approve the schedule of check payments. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.
- 2) Review and discuss Annual Financials: The District Manager presented and reviewed the District's financial statements with the Board. Through February 28, 2024, the District has collected 44.9% of property tax assessments and 14.7% of projected specific ownership tax revenue. As of March 31, 2024 totals in the checking account are \$151,088 and the CSAFE account \$94,814 and UMB \$432,338.
- 3) Review and consider installation of additional Flock Camera: The Board discussed the possibility of installing additional Flock Camera in the community. The current cameras are positioned to record cars coming into the community. Director Barr will continue to obtain additional information as she proceeds with the installation of the gates conversation with the County.

VI. Enforcement Matters

- 1) Review and consider engagement letter for Altitude Community Law for enforcement and collection legal counsel: District Manager presented engagement letter submitted from Altitude Community Law. Director Barr motioned to approve the engagement letter on a non-retainer basis. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.

- 2) Review and consider covenant enforcement reports: The Board reviewed the covenant enforcement activity summary and detail reports for the period through April 1st.

Violation Category	# of open violations	# of violations at the fine stage
Front yard landscaping violations	6	-
Backyard landscaping violations	-	-
Home exterior structure violations	4	-
Architectural Guideline violations	5	1
Outside nuisances	-	-
General storage violations	-	-
Fence violations	-	-
Shed maintenance violations	-	-
Vehicle violations	2	-
Trash violations	-	-
Seasonal-related violations (snow removal, holiday lights, etc)	-	-
Total Open Violations	17	1

- 3) Review and consider homeowner appeals: None
- 4) Review and consider Rules and Regulations (draft): The Board reviewed the draft of the Rules and Regulations recommended by the ARC Committee. Director McCracken motioned to approve the draft as presented. Director Barr seconded the motion and the Board voted 2-0 to approved the motion.

VII. Community Clean up

Director McCracken reported the community clean-up will be held for one week sometime in May or June and again in October. She will provide additional information once roll offs are confirmed.

VIII. Adjournment (8:32pm)

There being no further business to come before the Board, and upon motion duly made by Director Barr and unanimously carried, the meeting was adjourned. The next regular board meeting is scheduled for Wednesday October 09, 2024 at 6:00pm location to be announced.

Board Member

Date