

## **TWO BRIDGES METROPOLITAN DISTRICT**

### **Regular Board Meeting Minutes**

Meeting Date: Wednesday August 09, 2023

Meeting Time: 5:00pm to 6:20pm

Meeting Location: Online at <https://www.gotomeet.me/Wolfersberger> Members of the public may also participate via phone using the dial-in number (571) 317-3112 and access code #937-865-597

#### **I. Roll Call (05:00pm)**

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:

<b>Directors</b>	<b>Office</b>	<b>Attendance</b>
Vacancy		
Korin Barr	Treasurer	Present
Aaron Argabright		Present
Karen McCracken		Present
Vacancy		

Also, in attendance was district managers Annemarie Tucker (Wolfersberger, LLC); general counsel, Paul Rufien (Rufien Law, PC); and the following homeowners (1) Mr. and Mrs. Thomas (2) David Pellegrino, (3) Mr. and Mrs. Clark, (4) Cheryl Pendergraft, (4) Becky Satterthwaite, (6) Kevin Foster, (7) Ed Gonzales, (8) Diann Edwards, (9) Gary Joyce and (10) Mr. and Mrs. Benish.

#### **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 special 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 McCracken motioned to approve the agenda as amended. Director Barr seconded the motion and the Board voted 3-0 to approve the agenda.

- 2) Review and consider June 14, 2023 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 3-0 to approve the minutes.

**V. Public Comments - None**

**VI. Director Matters**

Director Barr motioned to appoint herself to serve as President and Director McCracken as Treasurer. Director McCracken seconded the motion and the Board voted 3-0 to approve the motion.

Director Barr discussed with the homeowners at the meeting, in 2009 two liens were placed on the Metro District owned property and individual lots throughout the community by First Citizens Bank and Trust CO under High Prairie International Polo Club. The district's legal council is drafting a letter to have the liens removed from the district owned property as legally liens cannot be placed on District land. She reported she will be drafting a letter to send out to the community regarding the matter and provide some options for everyone to determine the best route of action to have liens removed from individual lots.

Director Argabright brought up concerns regarding discontentment in the community regarding the new process for enforcement.

**I. Landscaping Matters**

1) Status update – Landscaping: Director Barr reported the landscaper provided a cheaper option for the fence repairs at the front entrance of the community. He will be installing brackets for the fence rails to set so the rails can be easily removed to allow the area needed to get the mows behind the fence for mowing of the native areas. She also reported herself, landscaping Manager and District Manager had an onsite meeting regarding the landscaping at the front entrance. He will be providing a bid at the next meeting for a several year plan to redo the front entrance landscaping.

**II. Financial/Contractual Matters:**

- 1) Review and consider check disbursements: The Board reviewed the schedule of check payments (checks #100016 to #100018) totaling \$9,108.08. Director Barr motioned to approve the schedule of check payments and Director Argabright seconded the motion. The Board voted 3-0 to approve the motion.
- 2) Review and consider November 2023 TABOR proposed ballot measure: The District Manager reviewed and discussed with the Board two proposed reverse TABOR ballot measures. Director Argabright motioned to approve the TABOR ballot measures as presented. Director Barr seconded the motion and the Board voted 3-0 to approve the motion.

**III. Enforcement Matters**

1) Enforcement Reports: The District Manager discussed with the Board the enforcement process and reports. Inspections are twice a month (1) with a Board member and (2) by Management Company, photos can be obtained on the homeowner's login.

**IV. Community Events**

1) Community Clean up: The Board discussed the community clean-up was a success. They agreed to have another clean-up in October and have the dumpsters placed in two different locations in the community. Director Barr motioned to approve of ordering additional dumpsters if needed costing \$800. Director Argabright seconded the motion and the Board voted 3-0 to approve the motion.

**V. Executive Session - None**

**VI. Adjournment (6:20pm)**

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 will be held on Wednesday, October 11, 2023 at 6pm held at Pinery Fire Station (8165 N Pinery Parkway, Parker, CO 80134).

DocuSigned by:  
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Board Member

10/12/2023

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Date