

TWO BRIDGES METROPOLITAN DISTRICT

Annual Townhall Meeting Minutes

Meeting Date: Thursday, May 16, 2024

Meeting Time: 4:02pm to 4:56pm

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 (4:02pm)

The annual townhall 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		Present
Vacancy		
Vacancy		

Also, in attendance was district managers Annemarie Tucker (Wolfersberger, LLC); and the following homeowners: (1) Ms. Melendez; (2) Mr and Mrs. Clark; (3) Ms. Pendergraft; (4) Mr. Brown, (5) Mr. Joyce; (6) Mr. Pepe; (7) Mr. Crossman; (8) Ms. Shepard; (9) Mr. Flinn; (10) Ms. Norman; (11) Mr. Birch; (12) Mr. Finkelstein; and (13) Ms. Iannone; 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. Introduction of discussion regarding chickens

Welcome to attendance at the meeting, meeting will be recorded and posted on the District website for those unable to attend.

Metro District Board members are elected officials from the Two Bridges community. As elected representatives, the Board is responsible for making decisions that reflect the interests and well-

being of the entire community. This Townhall meeting is intended to serve as a platform for discussion, allowing homeowners to express their opinions on the topic of chickens in the community.

The Board will not be making any decisions at this meeting.

V. Public comments (3 minutes limit per speaker)

Mr. Crossman posed three questions from research he completed on the topic; (1) Do chickens in the community increase property values? No, they do not. However, it can affect the pool of buyers when selling the property. (2) Will chickens increase peace and harmony in the community? He feels it will not increase peace and harmony due to the noise and smells that come with having chickens. (3) Will chickens increase the number of animal predators in the community? He feels chickens on properties will increase the number of animal predators in the community.

Ms. Shepard stated that when she moved into the community the documentation received allowed for chickens. When did the change happen? She feels the topic should be open to the community to vote. She noted that Two Bridges is surrounded by farmland that includes chickens on them and if there were concerns it would already be taken place.

Director Barr clarified that due to a clerical error in 2020 by the previous District Manager and Lokal sells reps, the circulated documents were incorrect. Once the error was identified by the Board the documents were corrected. The Board has never approved changes to the Rules and Regulations that allow chickens in the community.

Mr. Joyce bought his property knowing that chickens were not allowed.

Mr. Flinn feels there is plenty of acreage on properties to accommodate chickens. He noted that the District leases land to the stables which allow livestock.

Ms. Clark mentioned the Rules and Regulations in 2018 did not allow chickens, the rules and regulations in 2020 did allow chickens. She confirmed that the change was related to a clerical error and by the previous management company and Lokal sells reps.

Ms. Iannone has worked with 4H for many years and is knowledgeable of chickens and the proper maintenance that is required. She would be happy to help educate those how would be interested.

Ms. Norman is against allowing chickens in the community.

Mr. Pepe has concerns about what the rules and regulations would be for the chickens and how they would be enforced.

Mr. Birch feels the topic should be open to the community to vote on.

Ms. Melendez feels there is plenty of acreage on properties to accommodate chickens and the topic should be open to the community to vote.

VI. Closure of discussion

VII. Adjournment (4:56pm)

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

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