

TWO BRIDGES METROPOLITAN DISTRICT

Regular Board Meeting Minutes

Meeting Date: Wednesday April 12, 2023

Meeting Time: 6:10pm to 9:25pm

Meeting Location: Pinery Fire Station (8165 N Pinery Parkway, Parker, CO 80134).

I. Roll Call (06:10pm)

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
Nicole Iannone	President	Present
Korin Barr	Treasurer	Present
Aaron Argabright		Absent (Excused)
Karen McCracken		Present
Scott Edwards		Present

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) Gary Joyce (8927 Red Primrose St) and (2) Kenji Thomas (9447 Red Primrose St), (3) Mr. and Mrs. Torres (8811 Red Primrose St), (4) David Pellegrino (9704 Red Primrose St), (5) Mary Hoffman (9312 Red Primrose St), (6) Mr. and Mrs. Clark (9000 Red Primrose St), (7) Ed Gonzales (8966 Red Primrose St), (8) Cheryl Pendergraft (9727 Red Primrose St), (9) Mr. and Mrs. Jensen (8833 Red Primrose St) and (10) Tony Iannone (8953 Red Primrose St).

II. Call to Order

Director Iannone 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 McCracken motioned to approve the agenda as amended. Director Edwards seconded the motion and the Board voted 4-0 to approve the agenda.

- 2) Review and consider December 15, 2022 meeting minutes: The Board reviewed the meeting minutes. Director McCracken motioned to approve the minutes as presented. Director Iannone seconded the motion and the Board voted 4-0 to approve the minutes.
- 3) Status update - 2023 Board Elections: The District Manager reported two self-nomination forms (submitted by Director Iannone and Director Edwards) have been submitted for the two open seats available on the Board. Since no additional self-nomination forms have been submitted, the election has been cancelled and Director Iannone and Director Edwards will begin new 4-year terms on the Board beginning May 3rd.

V. Public Comments

Ms. McCracken provided information to the community regarding upcoming State Legislation changes regarding rezoning land tracts. She recommended individuals to educate themselves and reach out to the local State representatives.

Ms. Pendergraft asked what the update is for the seven acres owned by Lokal. Director Barr reported Lokal requested the County consider rezoning the area. The County is requested additional requirements for rezoning and Lokal has not provided needed requirements.

Mr. Thomas asked when the online payment system would be up and running. District Manager reported the system will be up and running soon. Also, requested the Board continue the consideration for allowing chicken coops in the community.

Mr. Joyce asked for feedback from homeowners regarding the coming community newsletter.

Mr. Clark thanked the Board for their time and service especially for the current legal matters and requested an update for information that can be provided.

VI. Director Matters - None

Director Iannone provided information regarding the current legal actions there is a current complaint for the out building and lawsuit for the fence against the District.

VII. Landscaping Matters

1) Status update – Landscaping: Director Barr reported the water will be turned at the beginning of May, preemergent and over seeding will be completed in the next couple weeks. Fence repairs by the west bridge entrance will be completed in the next couple months pending weather. The retention ponds throughout the community and have been clean out as needed. The retention pond closest to the mailboxes off Hospage has some engineering design issues. However, the County Engineer felt because of the location of the pond and current drainage it will not need to be redone.

2) Review and consider leasing of land of Farmer: The District Manager presented the leasing agreement for Tract C and R. Director Iannone motioned to approve the agreement as presented. Director Edwards seconded the motion and the Board voted 4-0 to approve the motion.

VIII. Financial/Contractual Matters:

- 1) Review and consider check disbursements: The Board reviewed the schedule of check payments (checks #100000 to #100009) totaling \$44,353.97. Director Edwards motioned to approve the schedule of check payments and Director McCracken seconded the motion. The Board voted 4-0 to approve the motion.
- 2) Financial Reports: The District Manager reported the 2022 annual financials will be completed by next week and submitted to the Auditors. The District Manager recommend the Board consider hiring a different Auditor to review the 2022 annual financials. The Board requested additional information about alternative Auditors and will continue the discussion until the next meeting.

IX. Enforcement Matters

- 1) Enforcement Reports: The District Manager briefly discussed the first round of compliance letters have been sent out to the community. Director Iannone noted that 1/3 of the community is not compliance with the Rules and Regulations of the community. Director McCracken motioned to form a small group to provide edits and clarifications on the Rules and Regulations. Director Barr seconded the motion and the Board voted 2-2. Director Edwards and Director Iannone voted against the motion. The motion did not pass. Director McCracken requested additional clarification and consideration for screening in the community. The ARC Committee and Board will provide clarification on the screening sections identified in the Rules and Regulation.

Action Item 1: The District Manager will provide an editable version of the R&R for the ARC Committee and Board to review.

Director McCracken thanked the community for complying with the speed limits in the community. She expressed concerns and asked everyone to be aware of the pedestrians throughout the community. Director Barr will continue working with the County regarding options available for speed control throughout the community.

- 2) Homeowner Appeals:

Account #1A40002301: Mr. Gonzales discussed with the Board regarding the pending design request form for solar panels installed on his property. Director Edwards motioned for the ARC Committee to meeting with Mr. Gonzales to discuss the installation of his solar panels. Director McCracken seconded motion and the Board voted 3-0-1 to approve the motion. Director Barr abstained from voting.

X. Executive Session

Director Iannone 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 8:47pm. Director Edwards seconded the motion and the Board voted 4-0 to approve the motion.

No actions were taken by the Board during executive session.

Director Edwards motioned to close executive session at 9:25pm. Director Iannone seconded the motion and the Board voted 4-0 to approve the motion.

XI. Adjournment (9:25pm)

There being no further business to come before the Board, and upon motion duly made by Director Iannone and unanimously carried, the meeting was adjourned. The next regular board meeting will be held on Wednesday June 14, 2023 at the 6:00pm 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.

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Board Member	Date