

Minutes of Special Meeting of the Board of Directors  
Of Two Bridges Metropolitan District

**Held:** Monday, November 14, 2022, at 5:00 p.m., at 8953 Red Primrose Street, Franktown, Colorado.

**Attendance:**

A special meeting of the Board of Directors of Two Bridges Metropolitan District was called and held as shown above and in accordance with the applicable laws of the State of Colorado. The following directors, having confirmed their qualifications to serve on the Board, were in attendance:

Nicole Iannone  
Korin Barr  
Aaron Argabright  
Karen McCracken  
Scott Edwards

Residents present were: Chris Lintz, Andrea Corrie, Nicole Clark, Gary Joyce, Kristine Jensen, and David Pellegrino.

**Conflict of Interest Disclosures:**

Director Iannone inquired into whether members of the Board had any disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No disclosures were noted.

**Approval of Agenda:**

Director Iannone presented the proposed agenda to the Board for consideration. Following a motion duly made and seconded, the Board unanimously approved the agenda as presented.

**Financial Matters:**

- a) Adoption of Resolution to Approve Budget from the Budget Meeting held on October 26, 2022 and set Mill Levies:

Director Iannone presented the 2023 budget as discussed at the October 26, 2022 regular Board meeting. Following discussion, upon a motion duly made and seconded, the Board unanimously Adopted the Budget Resolution as presented with a General Fund Mill Levy rate of 15.250 and a Debt Fund Mill Levy rate of 51.54 for a combined rate of 66.79.

**Legal Matters:**

- a) Update on Notice of Claim and Mediation:

Director Iannone shared the mediation was still pending and a hearing would probably take place in late December.

**Operations and Maintenance Matters:**

- a) Consider Engaging Wolfersberger, LLC for Management and Accounting for 2023:

Director Iannone and Director Barr presented the proposal from Wolfersberger, LLC to provide district management, accounting and compliance services for 2023. The Board discussed the proposal as originally submitted as well as an option that would exclude the cost related to Architectural Review. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Wolfersberger, LLC as originally submitted.

- b) Consider Engaging Paul C. Rufien, P.C. as Attorney for the District:

Director Iannone and Director Barr presented a proposal from Paul C. Rufien, P.C. to provide legal service to the District. Director's Barr and Iannone indicated Mr. Rufien was recommended by Wolfersberger, LLC and had extensive experience representing metropolitan districts. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engaging Paul C. Rufien, P.C to be the District Attorney.

**Public Comment:**

Several members in attendance expressed their appreciation to the Board for their efforts and commitment to Two Bridges Metropolitan District.


**Other Business:**

There was no other business to discuss.

**Adjournment:**

There being no further business to come before the Board and, following discussion, upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

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

DocuSigned by:  
  
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Board Member