

TWO BRIDGES METROPOLITAN DISTRICT

Regular Board Meeting Minutes

Meeting Date: Wednesday June 14, 2023

Meeting Time: 6:00pm to 7:10pm

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 (06:00pm)

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:

Directors	Office	Attendance
Korin Barr	Treasurer	Present
Aaron Argabright		Present
Karen McCracken		Present
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) Doug Flinn, (2) Kenji Thomas, (3) David Pellegrino, (5) Troy McCarthy, (6) Mr. and Mrs. Clark, (7) Andrea Corrie and Chris Lintz, (8) Mr. and Mrs. Jensen, (9) Mr. and Mrs. Iannone and (10) Mr and Mrs. Eck.

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

- 2) Review and consider April 24, 2023 meeting minutes: The Board reviewed the meeting minutes. Director Argabright motioned to approve the minutes as presented. Director Barr seconded the motion and the Board voted 3-0 to approve the minutes.

V. Public Comments

Mr. Eck discussed concerns regarding solicitors coming into the community. Director Barr noted the District does not have enforcement powers or the tools necessary to prohibit solicitors from entering the subdivision.

VI. Director Matters

Director Barr discussed only having two Board meetings per year as they have done in the past. The Board agreed to cancel the August 09, 2023 Board meeting. The next Regular Board meeting will be on Wednesday, October 11, 2023 at 6pm held at the Pinery Fire Station (8165 N Pinery Parkway, Parker, CO 80134).

Mr. Rufien provided a mediation update to the Board regarding certain covenant enforcement matters between the District and a homeowner. Director Barr volunteered to be the Board’s representative for mediation with the homeowner.

VII. Landscaping Matters

- 1) Status update – Landscaping: The District Manager reported the additional native area mow has been completed. Director Barr reported the fence repair project will be completed by August.
- 2) Status update – Lokal sign on property: Director Barr emailed Lokal on June 05, 2023 requesting they remove their signs from the community. She again emailed them on June 13, 2023 with the same request. The signs have been removed as of June 16, 2023.

VIII. Financial/Contractual Matters:

- 1) Review and consider check disbursements: The Board reviewed the schedule of check payments (checks #100010 to #100015) totaling \$17,009.74. 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 May 31, 2023, Financial reports: The District Manager presented and reviewed the District’s financial statements with the Board. Through May 31, 2023, the District has collected 58.8% of property tax assessments and 75.9% of projected specific ownership tax revenue. Expenses for the 5-month period ended May 31, 2023 are as follows:

Expense Category	Actual	Budget	\$ Difference	% of Budget Spent
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Administrative Costs	\$ 22,567	\$ 42,941	\$ 20,374	53%
Landscaping Costs	9,936	27,192	17,256	37%
Capital Asset Maint	9,622	7,900	(1,722)	122%
Trash pick-up service	7,123	5,000	(2,123)	142%
Media & Recreation Costs	300	-	(300)	100%
Snow Removal & CovEnf	2,557	3,500	943	73%
Total Costs	\$ 52,105	\$ 86,533	\$ 34,428	60%

IX. Enforcement Matters

- 1) Review and consider Resolution Regarding Board Covenant Enforcement Policy: The District Manager reviewed with the Board the proposed revised Board Enforcement Policy. Director McCracken motioned to approve the Policy as presented. Director Barr seconded the motion and the Board voted 3-0 to approve the motion.
- 2) Homeowner Appeals:
- 3) Review and consider revisions to the Design Guidelines: The ARC Committee and Director McCracken reviewed and discussed with the Board the ARC's proposed changes to the Design Guidelines. Director McCracken motioned to approve the proposed Design Guideline changes including (1) revising the fine structure to align with the Board's updated enforcement policy, and (2) correcting section 3.37 Evergreen trees from 10" to 10'. Director Barr seconded the motion and the Board voted 3-0 to approve the motion.

X. Community Events

- 1) Community clean up: Director McCracken reported the community clean up is scheduled for Saturday, July 8th at 8:30am. They will have two 30-yard roll offs for the event.

XI. Executive Session - None

XII. Adjournment (7:10pm)

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:



Board Member

8/16/2023

Date