

TWO BRIDGES METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Thursday December 15, 2022

Meeting Time: 1:06pm to 2:11pm

Meeting Location: Online at <https://www.gotomeet.me/Wolfersberger> Members of the public were also able to participate via phone.

I. Roll Call (1:06pm)

A special 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
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).

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 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 Iannone motioned to approve the agenda as amended. Director Barr seconded the motion and the Board voted 4-0 to approve the agenda.
- 2) Review and consider November 14, meeting minutes: The Board reviewed the meeting minutes. Director Iannone motioned to approve the minutes as presented. Director Barr seconded the motion and the Board voted 4-0 to approve the minutes.

- 3) Review and consider October 26, 2022, meeting minutes: The Board reviewed the meeting minutes. Director Edwards motioned to approve the minutes as presented. Director Barr seconded the motion and the Board voted 4-0 to approve the minutes.
- 4) Review and consider 2023 Administrative Resolution: The District Manager presented and the Board reviewed and discussed the 2023 administrative resolution. The Board agreed to leave all officer positions remaining the same among the directors. Director Edwards motioned to approve the 2023 Administrative Resolution as presented. Director Korin seconded the motion and the Board voted 4-0 to approve the motion.

Action Item 1: The District Manager will post the 2023 administrative resolution on the District's website.

- 5) Review and consider 2023 Election Resolution: The District Manager presented and the Board reviewed and discussed the amended 2023 election resolution naming Charles Wolfersberger as the new designated election official for the District. Director Iannone motioned to approve the amended 2023 election resolution. Director McCracken seconded the motion and the Board voted 4-0 to approve the motion.

V. 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 contracts, agreements, and bond debt at 1:13pm. Director Barr 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 1:29pm. Director Iannone seconded the motion and the Board voted 4-0 to approve the motion.

VI. Public Comments

Mr. Thomas expressed concerns regarding the change of the new management company and wanted to ensure the monthly dues will not be increased. Director Iannone and Director Barr confirmed the dues would not increase.

Director McCracken left the meeting 2:01pm.

VII. Director Matters

Director Barr reported that repairs to District fences planned for 2022 at a budgeted cost of \$600 was not completed. The scope of the repairs will be more extensive than anticipated due to the fence posts encased in concrete. The additional cost for materials and labor will be approximately \$600. Director Barr motioned to approve the fence repairs at an amount not exceed \$1,200. Director Iannone seconded the motion and the Board voted 3-0 to approve the motion.

VIII. Financial/Contractual Matters:

- 1) Consider resolution to adopt 2023 budget, appropriate funds, set mill levies: The District Manager presented the resolution to adopt the 2023 budget, set mill levies and appropriate funds. Director Edwards motioned to approve the resolution as presented. Director Barr seconded the motion and the Board voted 3-0 to approve the motion.

Action Item 2: District Manager will file the 2023 budget with the State of Colorado and the mill levy certification with the County Treasurer.

IX. Adjournment (2:11pm)

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 Monday April 12, 2023 at 3:30pm at the 6:00pm at the Pinery Fire Station (8165 N Pinery Parkway, Parker, CO 80134).

DocuSigned by:



CREATED BY US PER 491E

Board Member

4/12/2023

Date