



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
ELBERT & HIGHWAY 86 METROPOLITAN DISTRICT  
HELD MARCH 28, 2022  
AT 6:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Elbert and Highway 86 Metropolitan District was held on Monday, March 28, 2022 at 6:00 p.m., at Legacy Academy, 1975 Legacy Cir., Elizabeth, CO 80107 and via tele/videoconference at <https://global.gotomeeting.com/join/222939405>.

**ATTENDANCE**

In attendance were Directors:

Larry Gable, President - Term to 2023  
Bradford Eidt, Secretary/Treasurer - Term to 2023  
Laura Carno, Assistant Secretary - Term to 2022  
Jay Hjellum, Assistant Secretary - Term to 2022  
Steve Christoffeson, Assistant Secretary - Term to 2022

Also in attendance were:

Kevin Walker, Walker Schooler District Managers  
Molly Gist, Walker Schooler District Managers  
Jason Downie, Susemihl, McDermott, & Downie, P.C.  
Members of the Public

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order & Declaration of Quorum: President Gable called the meeting to order at 6:00 PM and declared a quorum with all Board members present.
- b. Confirm any Potential Conflicts of Interest: The Board had previously filed Disclosure of Potential Conflict of Interest Statements with the Board and with the Secretary of State at least seventy-two (72) hours in advance of the meeting in accordance with statutory requirements.
- c. Discussion and Approval of the Agenda: The Board approved the Agenda as presented.
- d. Consider Approval of Meeting Minutes from September 23, 2021 and September 27, 2021: The Board unanimously approved the Meeting Minutes from September 23, 2021 and September 27, 2021.

**2. FINANCIAL MATTERS**

- a. Review of Unaudited Financial Statement: The Board reviewed the Unaudited Financial Statements.
- b. Approval of Current Payables: After review, the Board unanimously approved the current payables.

### 3. PRESIDENT'S REPORT

- a. Landscaping work to be done by Wild Pointe Ranch HOA in 2022: President Gable reported that the HOA will be assuming all of the landscaping responsibilities.
- b. Pond-Safety Issues, Purpose, maintenance: President Gable explained the pond requires a constant pump for aeration and associated maintenance expenses. There have been past discussions regarding the idea to get rid of the pond, so a poll will be distributed to the community on the website to see if a majority agrees with getting rid of it. President Gable noted safety issues if someone were to fall in, and the pond serves no real purpose. Director Christoffeson pointed out there may be costs to fill in the pond or dirt could be relocated. President Gable confirmed there are no wetlands associated with it.
- c. Modify Equestrian Trails Easement-Current 100': President Gable discussed pursuing a modification to the equestrian trails' easement to 25 or 50 feet with the County. It will require agreements from the homeowners.
- d. Tract P- change use from future roadway. Email to county 3/3/2022: The Board tabled discussion on Tract P and instead discussed Tract R. President Gable explained that Tract R was conveyed to the commercial metro district in agreement for their resignations and control of the Board, and there are development guidelines that require additional research. The Board unanimously authorized legal counsel to inquire about Tract R. (Audio issues)

### 4. MANAGEMENT ITEMS

- a. Election Cancelled and New Elected Officials Notified: President Gable welcomed the new Board Members Ronald Renk and Jeffrey Massey. Director Christoffeson will be serving another 3-year term.
- b. Approve Special Board Meeting for May 5, 2022 at 6:00 PM: The Board unanimously approved a Special Board Meeting for May 5, 2022 at 6:00 PM.
- c. Award of Safety Funds Grant for Traffic Signal in the amount of \$1011.00: Ms. Gist reported an application was submitted with SDA and \$1,011 was awarded for the Safety Funds Grant as a reimbursement for the traffic signal and can also be used for stop signs and other safety items or general fund items.
- d. Annual Reporting Compliance: Mr. Walker reported that all annual reporting for compliance has been completed.
- e. Approve Audit Engagement Letter for 2021 Audit from BiggsKofford - Due July: Mr. Walker explained the required 2021 Audit could be done by BiggsKofford and the fee is \$8,825. President Gable noted the District only paid \$4,000 last year and requested another bid. Mr. Walker will provide the Board with an additional proposal.

5. **LEGAL MATTERS:** There was no discussion.

6. **PUBLIC COMMENT:** President Gable opened the meeting for public comment.

Mike Misheff asked about the hand-drawn easement on the map and if there is any progress on that. President Gable replied that he will discuss this with him after the meeting. Mr. Misheff asked if there have been complaints regarding water pressure. President Gable repeated a public comment that every evening at 1:00 AM, the water pressure drops. Mr. Misheff said during showers, the water pressure starts out relatively good but then decreases by 10-15%. He is going to have it tested with a water gauge but wanted to know if anyone else was experiencing a degradation in pressure. President Gable noted there is a pressure regulator that can be adjusted, so the plumber could check that as well.

Kennes Hendrickson asked is there a plan for development between Walmart and County Road 3 that the Elbert County News has called Elizabeth West. President Gable confirmed there is a plan,

but the District is not involved. He suggested contacting the town of Elizabeth and Rob Porter who is in our development and is one of the Planning Commissioners.

**Jeff Massey?** asked if the District will be involved in the development of the roads. President Gable confirmed they will not be involved and do not have a say in that. The access road is a County road and will be determined by the County and the City. The monument is on land that is part of an easement and not owned by the District.

Director Eidt discussed the traffic signal going in at the corner of Highway 86 and Legacy Circle in Pinto. According to the commercial metro district, the State hopes to have it complete by the end of the year. They also anticipate that McDonalds may be open by the end of the year as well.

It was asked if the Board will take a position with the County or City on road development for the new planned development Elizabeth West. President Gable commented that it would be the people in the development and if they are concerned, they should get involved. He added that the Board's directive is to eradicate the debt as quickly as possible and save the taxpayers as much money as we can.

Director Carno discussed another development on the west side of County Road 3 and Highway 86 that is for 10-acre lots, which is exciting.

**Mike Haggelston?** requested the name of the parties who raised concerns about the density of the new development Elizabeth West. He would like to engage them as far as potential actions to speak to the density. President Gable confirmed it was Jeff Massey and Kennes Hendrickson.

- 7. ADJOURNMENT:** There being no further business to come before the Board at this time, the Board unanimously adjourned the meeting at 6:53 PM.

Respectfully Submitted,

*Larry Gable*

Larry Gable (Jan 2, 2023 13:57 MST)

---

Secretary for the Meeting







# Elbert Hwy86 MD 2022 03 28 Minutes KK

Final Audit Report

2023-01-02

Created:	2022-12-30
By:	Adam Noel (adam.n@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeXPOMdYzBGs0CRIpkOrUmuqftBCTejYL

## "Elbert Hwy86 MD 2022 03 28 Minutes KK" History

-  Document created by Adam Noel (adam.n@wsdistricts.co)  
2022-12-30 - 6:08:58 PM GMT
-  Document emailed to larryelbert86metro@gmail.com for signature  
2022-12-30 - 6:09:26 PM GMT
-  Email viewed by larryelbert86metro@gmail.com  
2023-01-02 - 8:55:02 PM GMT
-  Signer larryelbert86metro@gmail.com entered name at signing as Larry Gable  
2023-01-02 - 8:57:48 PM GMT
-  Document e-signed by Larry Gable (larryelbert86metro@gmail.com)  
Signature Date: 2023-01-02 - 8:57:50 PM GMT - Time Source: server
-  Agreement completed.  
2023-01-02 - 8:57:50 PM GMT