



**MINUTES OF A WORKING SESSION
OF THE BOARD OF DIRECTORS OF THE
ELBERT & HIGHWAY 86 METROPOLITAN DISTRICT
HELD NOVEMBER 9, 2022 AT 6:00 PM**

Pursuant to posted notice, the working session of the Board of Directors of the Elbert and Highway 86 Metropolitan District was held on Wednesday, November 9, 2022 at 6:00 PM, at 1975 Legacy Circle, Elizabeth, CO 80107, and virtually via video teleconference.

ATTENDANCE

In attendance were Directors:

Larry Gable, President
Bradford Eidt, Secretary/Treasurer
Ronald Renk, Jr., Director
Jeffrey Massey, Director
Steve Christofferson, Director

Also in attendance were:

Kevin Walker, WSDM
Adam Noel, WSDM
Sue Gonzales, WSDM

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: Mr. Walker called the meeting to order at 6:00 PM and declared a quorum.
- 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 May 17, 2022: There was no discussion.

2. FINANCIAL MATTERS

- a. Review of Unaudited Financial Statements: The Board reviewed the Unaudited Financial Statements.
- b. Approval of Current Payables: The Board reviewed the current payables.
- c. Conduct Public Hearing to Consider Adopting 2023 Budget: The Board reviewed the 2023 Budget.
- d. Review and Consider Approval of Engagement Letter with WSDM District Managers, LLC: There was no discussion.
- e. Review and Consider Approval of 2022 Audit Engagement Letter with BiggsKofford: There was no discussion.

3. NEW BUSINESS


- a. Vacation of Tract P: The Board discussed the long term possibility of transferring property to the HOA once the bonds are paid off. Mr. Walker explained the only way to transfer platted property out of the District such as Tract P would be to vacate or replat the plat and then offer it back to the original owners first, and second would be to adjacent property owners. Mr. Walker recommended consulting with legal counsel on the process.
- b. Tender Offers on Current Bonds for Early Retirement of Debt: There was no discussion.
- c. The Board discussed the equestrian easement that runs through the development. The County requires that 181 lot owners agree to reduce the easement to 30 feet. A poll will be distributed to the owners by email to get feedback. The Board directed WSDM to find an attorney to assist with this issue.

4. **PUBLIC COMMENT:** There was no public comment.

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

6. **ADJOURNMENT:** There being no further business to come before the Board at this time, the Board unanimously adjourned the meeting at 7:44 PM.

Respectfully Submitted,



Secretary for the Meeting