



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
ELBERT & HIGHWAY 86 METROPOLITAN DISTRICT
HELD NOVEMBER 1, 2023 AT 5:30 PM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Elbert and Highway 86 Metropolitan District was held on Wednesday, November 1, 2023 at 5:30 PM, at 1975 Legacy Circle, Elizabeth, CO 80107, and virtually via video teleconference.

ATTENDANCE

In attendance were Directors:

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

Also in attendance were:

Adam Noel, WSDM
Rebecca Harris, WSDM
Brian Lathrop, Resident
Jenn, Resident
Doug, Resident

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Massey called the meeting to order at 5:30 p.m. and declared a quorum was present.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed they had no conflicts. 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: Mr. Noel added the approval of the June 6, 2023 Meeting Minutes under item 1.d. Director Gable moved to approve the Agenda as amended; seconded by Director Eidt. Motion passed unanimously.
- d. Approval of Minutes – June 6, 2023 and July 7, 2023: After review, Director Renk Jr. moved to approve the June 6, 2023 and July 7, 2023 Meeting Minutes; seconded by Director Christofferson. Motion passed unanimously.

2. LEGAL MATTERS

- a. Review and Consider Approval of the 2024 WSDM Engagement Letter: After review, Director Christofferson moved to approve the 2024 WSDM Engagement Letter; seconded by Director Eidt. Motion passed unanimously.

- b. Review and Consider Approval of the 2024 Administrative Resolution: After review, President Massey moved to approve the 2024 Administrative Resolution; seconded by Director Eidt. Motion passed unanimously.

3. FINANCIAL MATTERS

- a. Review of Unaudited Financial Statement: Mr. Noel presented the Unaudited Financial Statements as of September 30, 2023. Director Eidt confirmed he has reviewed the Financials. After review, President Massey moved to approve the Unaudited Financial Statements as of September 30, 2023; seconded by Director Christofferson. Motion passed unanimously.
- b. Ratification of Approved Payables: Mr. Noel presented the payables to be ratified. Mr. Noel explained the payables review and approval process. After review, Director Christofferson moved to ratify the approved payables; seconded by Director Gable. Motion passed unanimously.
- c. Conduct Public Hearing to Consider Adopting 2024 Budget: Director Gable moved to open the Public Hearing on the 2024 Budget; seconded by Director Eidt. Motion passed unanimously. The Board reviewed the proposed 2024 Budget. The Board discussed postponing the 2024 Budget Hearing and approval until the next meeting to allow residents additional time to review. President Massey moved to schedule a special meeting on December 6, 2023 to consider approval of the 2024 Budget and certify the mill levy; seconded by Director Gable. Motion passed unanimously. The Board unanimously closed the Public Hearing.
- d. Status of Lot Fee Payments: The Board briefly discussed that the \$14,000 Lot Fee payments go into the General Fund.

4. OLD BUSINESS

- a. Discussion of Street Signs to Comply with Elbert County Standards: The Board discussed that the County accepted the street signs when they accepted the roads, so they would be responsible to replace the wooden posts with their standard posts or the District could agree to maintain the wooden posts. A formal letter was sent to the County regarding this matter, and it is still a pending item.
- b. Discussion of Bond Buyback: There was no additional discussion.
- c. Discuss Equestrian Trail Easement Reduction: The Board discussed the equestrian trail easement reduction from 100' to 30' that could move forward if the majority of residents agree.

5. NEW BUSINESS

- a. Review and Consider Approval of 2024 Insurance Renewal with TCW/CSD Pool: Mr. Noel presented the 2024 Insurance Renewal and noted the mailbox clusters were added. The Board discussed broker services for 2024 and agreed to review the CSD Pool options. After review, President Massey moved to approve the 2024 Insurance Renewal; seconded by Director Christofferson. Motion passed unanimously.
- b. Review and Consider Approval of Workers' Compensation: Mr. Noel and Ms. Harris presented the option of Workers' Compensation coverage. After review, President Massey moved to approve Workers' Compensation; seconded by Director Christofferson. Motion passed.
- c. Discuss Monument Lighting: The Board discussed that there are monument lights that need to be repaired and replaced.
- d. Discuss Landscaping Irrigation: The Board discussed that the landscaping irrigation near the west mailboxes and by the east monuments will cost several hundred dollars a month.

Director Eidt noted the irrigation had been off for two years and the trees did fine. The Board agreed to discuss further at the next meeting.

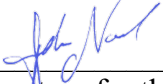
6. PUBLIC COMMENT: The meeting was opened for public comment.

A resident asked if the District is involved with water billing. The Board explained that the Commercial District is responsible for the water billing and is separate from the Metro District.

A resident commented that the Board should discuss the poor road conditions with the County. Director Eidt explained there is an online form where you can report poor roads and submit pictures to the County.

7. ADJOURNMENT: There being no further business to come before the Board at this time, Director Eidt moved to adjourn the meeting at 7:30 PM; seconded by Director Christofferson. Motion passed unanimously.

Respectfully Submitted,



Secretary for the Meeting