



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
ELBERT & HIGHWAY 86 METROPOLITAN DISTRICT
HELD DECEMBER 6, 2023 AT 6:30 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, December 6, 2023 at 6:30 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
Members of the public

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: Director Gable called the meeting to order at 6:30 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: Director Eidt moved to approve the Agenda as presented; seconded by Director Gable. Motion passed unanimously.
- d. Approval of Minutes – November 1, 2023: After review, Director Renk Jr. moved to approve the November 1, 2023 Meeting Minutes; seconded by Director Christofferson. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Unaudited Financial Statement: Director Eidt presented the Unaudited Financial Statements as of October 31, 2023. After review, Director Renk Jr. moved to approve the Unaudited Financial Statements as of October 31, 2023; seconded by Director Christofferson. Motion passed unanimously.
- b. Conduct Public Hearing to Consider Adopting 2024 Budget: Director Renk Jr. moved to open the Public Hearing on the 2024 Budget; seconded by President Massey. Motion passed unanimously. The Board reviewed the proposed 2024 Budget. After public comment, the public hearing was closed. The Board discussed the Colorado Legislature changes to the market value of homes and the impact to the assessed valuations and the District's tax revenue. After discussion, Director Renk Jr. moved to approve the 2024

Budget as presented with the Operations and Maintenance mill levy at 10 mills and the Debt Service Mill Levy at 36 mills and authorize WSDM to adjust the mill levy based on the final assessed valuations if necessary to keep the \$399,000 in tax revenue; seconded by President Massey. Motion passed unanimously.

3. OLD BUSINESS

- a. Discussion of Bond Buyback: There was no update.

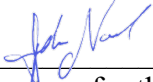
4. NEW BUSINESS

- a. Discuss Monument Lighting: The Board reviewed the proposal from Douglas Lighting to repair, replace and add lighting to the west and east entrance monuments. After discussion, Director Gable moved to approve the Douglas Electric and Lighting proposal for the east side monument; seconded by Director Christofferson. Motion passed unanimously.
- b. Discussion of Street Signs: The Board unanimously approved the addition of this Agenda item to discuss the street signs. A letter is being drafted to Elbert County regarding the ownership and maintenance of the street signs and the request for an allowance to keep the unique street signs in the community.

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

6. ADJOURNMENT: There being no further business to come before the Board, Director Eidt moved to adjourn the meeting at 8:00 p.m.; seconded by Director Christofferson. Motion passed unanimously.

Respectfully Submitted,



Secretary for the Meeting