



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
ELBERT & HIGHWAY 86 METROPOLITAN DISTRICT
HELD TUESDAY, NOVEMBER 19, 2024 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 Tuesday, November 19, 2024 at 6:00 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
Steve Christofferson, Director
Ron Renk, Director

Also in attendance were:

Adam Noel, WSDM
2 unnamed Members of the Public in person

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: Mr. Noel called the meeting to order at 6:13 p.m. 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: President Massey moved to approve the agenda as amended, seconded by Director Eidt. Motion passed unanimously.
- d. Approval of Minutes – May 29, 2024: Director Eidt moved to approve the May 29, 2024 Minutes as presented, seconded by Director Renk. Motion passed unanimously.

2. LEGAL MATTERS:

- a. Review and Consider Approval of the 2025 WSDM Engagement Letter: Mr. Noel presented the 2025 WSDM Engagement Letter and advised that the hourly rates and fixed fees are the same. After review, Director Renk moved to approve the 2025 WSDM Engagement Letter as presented, seconded by Director Christofferson. Motion passed unanimously.
- b. Review and Consider Approval of the 2025 Administrative Resolution: Mr. Noel presented the 2025 Administrative Resolution and advised there are no changes, and that the Board may decide the meeting times as needed. The Resolution also appoints Rebecca Harris at WSDM as the DEO. After review, Director Renk moved to approve the 2025 Administrative Resolution as presented, seconded by President Massey. Motion passed unanimously.

- c. Review and Consider Proposals for 2024 Audit Engagement: Mr. Noel presented two offers, one from BiggsKofford, and the other for Lance McMann. Director Gable advised of the proposal of Liberty Tax Service. Discussion was had about the cost comparison of the proposals and the experience each auditor has specifically with metropolitan districts. Mr. Noel advised he would inquire how much time BiggsKofford spent on the District's audit. Director Gable advised he would inquire about the experience and required governmental certifications of Liberty Tax Service's auditor regarding metropolitan districts and the company's liability insurance. The Board tabled the approval of the proposals presented for the 2024 Audit Engagement for 30 days to gather more information.
- d. Review and Consider Approval of the 2025 Election Resolution: Mr. Noel presented the 2025 Election Resolution and explained the election procedure. Mr. Noel advised the resolution called for the election regarding the three seats that will be expired, and it listed Rebecca Harris as the DEO with the caveat that the election occurs. Mr. Noel advised the election may be cancelled if the number of self-nominations are less than the number of seats are available. After review, President Massey moved to approve the 2025 Election Resolution, seconded by Director Christofferson. Motion passed unanimously.

3. FINANCIAL MATTERS

- a. Review of Unaudited Financial Statement: Mr. Noel presented the unaudited financial statement and advised that as of October 31, 2024, all of the taxes have been collected for the year and there is no longer a deferred property income on the balance sheet. Mr. Noel also reported that the Fixed Asset Entry East Monument line item was changed to Miscellaneous Cost. Mr. Noel noted there were minor changes made regarding the coding in the profit and loss. After review, Director Christofferson moved to approve the unaudited financial statement as presented, seconded by Director Gable. Motion passed unanimously.
- b. Ratification of Approved Payables: Mr. Noel presented the Payables as of November 19, 2024, and advised he is waiting for the liability insurance invoice. After review, President Massey moved to approve the payables as of November 19, 2024 with the exception of not approving the invoice for \$1390.50 for Hi-Def Landscapes & Design until the work has been completed. Motion was seconded by Director Gable. Motion passed unanimously.
- c. Conduct Public Hearing to Consider Adopting 2025 Budget: Director Renk moved to open the Public Hearing at 7:40 p.m., seconded by President Massey. Motion passed unanimously. There was no public comment. Director Gable moved to close the Public Hearing at 8:11 p.m., seconded by Director Eidt. Motion passed unanimously.
 - i. Review and Consider Adoption of Resolution Approving 2025 Budget: Mr. Noel presented the Resolution Approving the 2025 Budget and noted an overall decrease in the preliminary assessment values from the prior year. The Board directed Mr. Noel to raise the specific ownership tax revenue line-item to \$45,000. The Board directed Mr. Noel to lower the projected amount for the election. After making the adjustments per the Board's direction, Mr. Noel advised that the mill levees would remain the same. After discussion, Director Eidt moved to approve the adoption of the Resolution Approving the 2025 Budget as amended, seconded by Director Christofferson. Motion passed unanimously.

4. OLD BUSINESS

- a. Street Sign Replacement: President Massey reported that all signs in the development have been replaced.
- b. Landscape Damage/Maintenance: The Board provided an update on the landscape damage and maintenance and reported that he is waiting for response from the landscape

WSDM District Managers

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contractor. After discussion, President Massey moved to assign the ATV damage of the landscape to the community's HOA, seconded by Director Gable. Motion passed by majority as Director Eidt abstained due to being on the HOA Board.

- c. Discuss Entry Monument Easements: The Board provided an update and advised that 75% of the monument is outside of the easement and may be an issue should there be construction to enlarge the road in the future.

5. NEW BUSINESS

- a. Review and Consider Approval of 2025 Insurance Renewal with CSD Pool; Mr. Noel advised that he is waiting for the renewal documents. After review, President Massey moved to approve the 2025 Insurance Renewal with CSD Pool with the provision that all of the coverage is the same as 2024 and pending a high increase, seconded by Director Eidt. Motion passed unanimously.
- b. Review and Consider Approval of Workers' Compensation: Mr. Noel advised that CSD Pool automatically includes workers' compensation but that it can be excluded. Mr. Noel advised that the Board opted out of choosing to have workers' compensation for 2023. After review, Director Renk moved to opt out of including Workers' Compensation in the insurance policy, seconded by Director Gable. Motion passed unanimously.
- c. Review and Consider Approval of Kodiak Landscapes Proposal(s): Mr. Noel presented the Kodiak Landscape proposals for the monument and gazebo. President Massey then moved to approve the Kodiak Landscape proposal for the monument, seconded by Director Gable. Director Eidt opposed the motion. Motion passed by majority vote. Mr. Noel presented the proposal for the gazebo. President Massey reported that the proposal is for cleaning up the gazebo area and placing concrete in the area surrounding the gazebo. After discussion, Director Renk moved to approve the proposal for the area surrounding the gazebo as presented, seconded by Director Gable. Director Eidt opposed the motion. Motion passed by majority.

6. PUBLIC COMMENT: There was no public comment.

7. ADJOURNMENT: There being no further business to come before the Board at this time, Director Gable moved to adjourn, seconded by President Massey. The Board unanimously adjourned the meeting at 8:23 PM.

Respectfully Submitted,

Secretary for the Meeting