

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
LYONS RIDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MARCH 7, 2024

A regular meeting of the Board of Directors of the Lyons Ridge Metropolitan District (referred to hereafter as the "Board") was convened on Thursday, March 7, 2024 at 7:00 p.m. This District Board meeting was held at the Red Rocks Elementary School Library, 17199 CO-74, Morrison, CO 80465. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Coleman Tuggle; President
Bruce Wiesley, Vice President
Katrien Singer; Treasurer
Michael Beasley; Director

Victor Roberto, Director, was absent and excused.

Also, In Attendance Were:

Celeste Terrell and Margaret Henderson; CliftonLarsonAllen LLP
Bart Miller; Collins/Cole/Flynn/Winn/Ulmer
Dawn Dobish, Suzanne Acuff, Ben Kelly and Chuck Coske; Members of the public/homeowners

ADMINISTRATIVE MATTERS

Call to Order and Agenda: The meeting was called to order at 7:02 p.m. Upon a motion duly made by Director Tuggle, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Disclosures of Potential Conflicts of Interest: The Board was informed that all required written disclosures of any conflict of interest were filed with the Secretary of State prior to the meeting.

Quorum, Location and Posting of Meeting Notices: A quorum was confirmed and posting of meeting notices were acknowledged via the website and on all four bulletin boards.

Director Victor Roberto's absence was excused.

CONSENT ITEMS

Minutes of the December 5, 2023 Regular Meeting: Upon a motion duly made by Director Tuggle, seconded by Director Singer and, upon vote, unanimously carried, the Board approved the minutes from the December 5, 2023 regular meeting, as presented.

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FINANCIAL MATTERS

Interim Claims Totaling \$68,368.16: Upon review, a typo was found on claims for the SaBells invoice. The amount was listed twice, making the true total claim amount as \$68,368.16 not \$74,636.91. Following review, upon a motion duly made by Director Wiesley, seconded by Director Singer and, upon vote, unanimously carried, the Board approved interim claims in the amount of \$68,368.16, as amended.

December 31, 2023 Unaudited Financial Statements and Cash Position Schedule: Director Tuggle reviewed the Unaudited Financial Statements and Cash Position Schedule with the Board. Director Singer had a question regarding the utilities. Ms. Henderson explained that the financials will be audited which will clear up any discrepancies. Following review and discussion, upon a motion duly made by Director Tuggle, seconded by Director Beasley and, upon vote, unanimously carried, the Board accepted the December 31, 2023 Unaudited Financial Statements and Cash Position Schedule as presented.

MANAGER MATTERS

Manager's Report: Ms. Terrell reviewed the Manager's Report with the Board. Director Tuggle had questions regarding holiday lighting and procedures for compliance. Ms. Terrell will send an overview of these procedures to Director Tuggle.

Director Singer discussed changing the guidelines for holiday lighting to be shut off by 11:00 p.m. and to have lights removed by the end of the stock show. The Board decided to further discuss these recommendations at a future meeting.

Domain/GoDaddy Expenses Charged by Shea: Ms. Terrell explained to the Board that the payment made for the lyonsridgedevlopment.com domain should have been paid by Shea. Director Singer questioned the timing of payment for domains and email addresses as well as how much it costs. Ms. Terrell will send this information to Director Singer.

Proposal with Radiant Lighting to Replace Solar Controller and Batteries: Following review and discussion, the Board requested that Ms. Terrell find a local electrician and provide a second proposal to be presented at a future meeting.

ATTORNEY MATTERS

None.

DIRECTOR MATTERS

Montane Playground Task Force Findings and Options: Director Singer explained that she and Director Roberto met with the Playground Committee

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last week and discussed options to make the playground in Montane more usable. The Committee would like to proceed with an option that includes a poured in place coating which would also fix drainage issues. The sandbox would also be replaced with play equipment. If a decision can be made by March 15th, the work could be completed by June.

Following discussion, upon a motion duly made by Director Beasley, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the chosen option for play equipment replacement in an amount not to exceed \$145,000.00.

First Section of Montane Trail Restoration: Director Singer updated the Board stating that the overall trail looks good, but there are some drains not at grade causing concerns over drainage. The Board instructed Ms. Terrell to get a guarantee from BrightView on surface staying in place and for how long.

Montane Trail Repairs, Sections 1-4 and 6 Per BrightView Proposal in the amount of \$20,601.00: This item was deferred in order to confirm that the first section of the trail restoration holds up.

BrightView Proposal for Montane Upper Pond Restoration in the amount of \$29,286.00: Following review, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the BrightView proposal for Montane upper pond restoration in the amount of \$29,286.00, as presented.

Discussion and Timing of Other Proposed Landscaping Projects for Lyons Ridge and Montane: Director Singer stated that an ice slicer is no longer in use on cul de sacs in West Valley and that work is beginning on the first of three thistle sprays and preemergent is to begin soon.

Director Beasley will work with SaBells on the Fox Hill project.

Detention Ponds Operation and Maintenance: Director Wiesley noted that the County expects that the drainage lines are to be cleared at all times. Currently, there has been more water than expected and there has been a lack of maintenance for the last ten years. Director Wiesley is discussing the current system with Shea and will also be in communication with the County regarding the issue.

Montane Mailbox Leakage: Director Tuggle stated that snow has been leaking into the mailboxes. The Board directed Ms. Terrell to send costs from Falch and Flach to Mr. Tuggle.

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Update on Final JeffCo Approval of Montane Landscaping and Release of Warranty Funds: Director Tuggle is discussing the topic with Dave Vazquez of Shea Homes on a weekly basis. SaBells has also completed all plantings Shea required.

Updates on LRMD Website and Development of District-Wide E-mail Lists: Director Singer has gathered 157 email addresses for the distribution list. She will work on an E-blast list on GoDaddy.

Update on Any Discussion with Willow Springs Open Space Owners Association: No update provided. Director Wiesley will follow up on the matter.

Other Director Matters: Director Wiesley provided an update on the golf course easement, stating that the course has added in concrete gold cart paths and in 2010, it was determined that the paths are on the District's property so an easement was put in place. He then noted that a resident found a dead deer, but the course would not allow a truck into the easement area to remove it. He will follow up with the golf course on the matter.

Banning Deer Alarms: Director Singer discussed the banning of deer alarms. The Board decided to have the matter added to the next meeting agenda for discussion.

Flock Safety: Director Wiesley reviewed with the Board. Flock wants to install three cameras within Lyons Ridge/Montane property that would read license plates. The Jefferson County sheriff has instant access to the camera systems but owners can opt out of having their license plates read. More details on this matter to come.

State Legislation Updates: Director Beasley stated that the bill in the House of Representatives requiring Districts to stream all meeting is likely to pass.

OTHER
BUSINESS

Public Comment: There was a question from the public regarding Shea installing landscaping/dead trees on District land. Director Tuggle explained that Jefferson County has allowed changes to the original landscaping plan if plants are not doing well in the environment.

ADJOURNMENT

There being no other business to come before the Board, upon a motion duly made by Director Tuggle, seconded by Director Wiesley and, upon vote, unanimously carried, the Board adjourned the meeting at 8:23 p.m.

Respectfully submitted,

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DocuSigned by:

Denise Denlow

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Secretary for the Meeting

Certificate Of Completion

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Subject: Complete with DocuSign: Minutes 03-07-2024.pdf	
Client Name: Lyons Ridge MD	
Client Number: A337124	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Chelsea Bojewski
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Chelsea.Bojewski@claconnect.com
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Secretary
Security Level: Email, Account Authentication (None)

Signature

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Witness Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	5/28/2024 10:43:30 AM
Signing Complete	Security Checked	5/28/2024 10:43:42 AM

Envelope Summary Events	Status	Timestamps
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