

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF SADDLER RIDGE METROPOLITAN DISTRICT
Held: Wednesday, July 20, 2022, at 6pm via teleconference

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Jake Paul, Dave Seidl, Kenji Matsuda, Will Edgington. No director was absent. All directors' absences are deemed excused unless a contrary notation is recorded in these minutes.

Also present were: Angela Elliott and Cathy Baldwin, Teleos Management Group, District Manager; Heather L. Hartung, White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Eric Weaver and Krista Koenig, Marchetti & Weaver, LLC, District Accountant; Beth Kelsey and Jack Powell, Liberty Savings Bank ("LSB"); Susan Paul, John Davis, Tiffany and Joshua Hirsch, residents.

Call to Order/Declaration of Quorum

Mr. Paul noted that a quorum of the Board was present and the meeting was called to order at 6:03pm.

Director Disclosures

Mr. Paul advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Elliott reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Elliott inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Director Matters

Discuss Board Vacancy

Susan Paul submitted her application via email to join the board on July 12, 2022. Upon a motion duly made and seconded, the Board unanimously approved the appointment of Susan Paul to the Board. Susan Paul was administered her oath of office from Director Jake Paul.

The Board Director position for Susan Paul was recommended for Assistant Secretary. Upon a motion duly made and seconded, the Board unanimously approved Susan Paul as an Assistant Secretary.

Public Comment

John Davis introduced himself to the Board. He is a resident in the Saddler Ridge Metropolitan District. Mr. Davis inquired regarding

the sewer alarm. Wanted information regarding the monitoring of the unit. It is not monitored remotely however, is on the panel on the home. Mr. Davis was given the contact of AmbientH2, Steve Hanson, 303-433-0364 to coordinate service. There should be no charge to the homeowner regarding the EOne Pump.

Consent Agenda

The Board was presented with the consent agenda items. Upon a motion duly made and seconded, the Board unanimously took the following actions:

- a. Approved Minutes from May 18, 2022 meeting
- b. Ratified Second Addendum to Independent Contractor Agreement with Teleos, LLC for Management Services

Financial Matters

Payables/Financials

Mr. Weaver presented the payables, dated July 14, 2022, to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the payables.

Mr. Weaver presented the June 30, 2022, unaudited financial statements to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the unaudited financial statements.

Change in Process for Monthly District Fee Invoicing to Residents

Mr. Weaver presented that the monthly invoices will no longer be sent unless you are a new resident, increase/decrease in fee amount, or delinquency. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the change in process for monthly district fee invoicing to residents.

Discuss Fee Increase for New Builds

Mr. Pault presented the sewer tap fee and the system development fee. Following discussion, the Board unanimously decided to table the issue.

Legal Matters

Discussion on Chicken Coops and Consider Approval of Amendment to the Residential Improvement Guidelines Regarding Chicken Coops

Mr. Pault presented the summary of the chicken coops per the Town of Severance. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Amendment to the Residential Improvement Guidelines Regarding Chicken Coops counting as an exception to an accessory building (allowing up to two exceptions) subject to legal review.

Discuss Request from Civil Resources, LLC to Utilize their Agreement for engineering services

Mr. Pault presented the Agreement for engineering services with Civil Resources, LLC. Ms. Hartung recommends the Independent Contractor agreement be revised to add key terms to protect the District with use of a short form. Ms. Hartung to forward the form to Mr. Pault for discussion with Civil Resources, LLC.

Approval of Contract with Hired Gun Weed and Pest Control LLC for Pond Weed Mitigation Services

Mr. Pault presented the Contract with Hired Gun Weed and Pest Control LLC for Pond Weed Mitigation Services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Contract with Hired Gun Weed and Pest Control LLC. with a not to exceed cost of \$2,500.

Discuss 2022 Legislative Memorandum

Ms. Hartung presented the 2022 Legislative Memorandum with key highlights. Most of the focus is on Homeowners Associations and does not impact the Metropolitan District. White Bear will continue to monitor all legislative matters and provide detail as requested.

Discuss Filing of Insurance Claim for Pond Repairs

Mr. Seidl provided information regarding the Filing of Insurance Claim for Pond Repairs. Awaiting additional information from the insurance company regarding coverage.

Enactment of Existing Resolutions (timeline for enforcement)

Ms. Hartung opened discussion with the Board regarding the resolutions. Following discussion, upon a motion duly made and seconded, the Board unanimously agreed to reinstate resolutions as written.

Processing and Collections for Delinquent Fees and Charges

Mr. Pault opened discussion with the Board and consultants regarding the process for collection of delinquent accounts. The Board wants clear communication regarding all collections.

Management Matters

Teleos Management Report

Ms. Baldwin presented the Teleos Management Report to the Board. Violations may be reported by any homeowner to management. Photos should be included showing the violation.

Discuss Pet Waste Station locations and usage

Ms. Baldwin informed the Board that Fetchpoop.com has relocated the pet stations close to their amended locations noted by Mr. Pault. The contractor will report to Ms. Baldwin within the next two weeks regarding usage.

Landscaping/Native Mowing
FLM Concerns/Issues

Mr. Pault indicated that the District has concerns regarding FLM. Mr. Pault wants to have on-site meeting with FLM. Ms. Baldwin is to schedule the meeting with Mr. Pault, Mr. Seidl, Teleos Management and FLM representatives.

Scheduling of the Pond Weed Spray

Ms. Elliot provided the Board with an update on the scheduling of the Pond Weed Spray.

Request for Proposals for
Irrigation and Landscaping

Mr. Paul shared the request for quotes and need for information for end of year budgeting.

Future Pond Maintenance

The Board furthered the discussion the needs of pond maintenance including RipRap, Pond Aerator, and Landscaping around pond.

Website Updates

Mr. Paul shared the website updates needed. Ms. Elliott indicated that Teleos would work to ensure the website is compliant.

Operations and Maintenance
Matters

Landscaping Needs
Plant Repairs
Budgeting for Future
Preventative Maintenance
Items
Future District Build Out
Concerns

Mr. Paul requested that the area around the pond and the mailboxes be addressed in early August. Native mowing should be addressed in September.

Update on Wastewater Treatment
Plant

Mr. Seidl shared an update to the wastewater treatment plant with needed repairs. As buildout continues, the plant will become more self-sufficient.

Update on eOne Pumps

Mr. Paul shared information on EOne Pumps. Pumps have been ordered with some to arrive in August and the balance in September. Additional information to be generated for new residences.

Update on Construction Matters

Ms. Kelsey shared that all Phase One lots have been sold to builders. Phase 2/4 lots are now with a listing agent.

Regulations for Signage Posting
on District Property

Mr. Paul discussed the idea of generating an approval process for signage.

Other Business

New Resident Welcome Letter

Ms. Paul shared that she is working on a welcome letter to be posted on the website.

Adjourn

There being no further business to come before the Board, and upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:04pm.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

DocuSigned by:

Susan Paul

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Secretary

The foregoing minutes were approved on the ___th day of _____,
2022. 10/3/2022