

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

BIG DRY CREEK METROPOLITAN DISTRICT

Held: Thursday, April 5, 2018, at 3:00 p.m. at 10693 Belle Creek Blvd., Henderson, CO 80640

Attendance

The special meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance.

Corey Elliott
Randall Stutz
Chris Elliott

Directors Jeffery Cox and John Cheney were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq., White, Bear, Ankele, Tanaka & Waldron, District General Counsel; Sarah Hunsche, CliftonLarsonAllen, District Accountant; Kim Herman and Geol Scheirman, CliftonLarsonAllen, Matt Janke, E5X Management, Inc.; and Susie Ellis, Community Preservation Specialist, Inc.

Call to Order

Director Corey Elliott called the meeting to order.

**Declaration of Quorum/
Director Qualifications/
Reaffirmation of
Disclosures**

Director Corey Elliott noted that a quorum of the Board was present and that the directors had confirmed their continuing qualification to serve.

Mr. Waldron advised the Board that, pursuant to Colorado law, individual directors are required to disclose any potential conflicts to the Board and to the Secretary of State at least 72 hours in advance of meetings of the Board. The Board reviewed the agenda for the meeting, following which Directors confirmed that nothing appeared on the agenda for which disclosure certificates had not been filed.

The Board determined that participation by the Directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

Approval of Agenda	The Board reviewed the proposed agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as amended.
Consent Agenda	Mr. Waldron presented the items on the consent agenda to the Board for consideration. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested removed from the consent agenda. Upon motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted. <ul style="list-style-type: none"> • Approval of January 22, 2017 Minutes • Approval of Claims Payable in the Amount of \$16,707.56 represented by check Nos. 1046 to 1050 • Ratification of Independent Contractor Agreement for District Management Services with CliftonLarsonAllen
Facilities Management/ District Operations	
District Manager's Report	Ms. Herman reviewed her management report with the Board. The Board requested Ms. Herman provide the Board with additional information regarding proposed 2018 community activities. There was general discussion about dates for a community garage sale, and the Board requested Ms. Herman work on proposed dates. The Board also requested Ms. Herman look into the portable restroom at the park and determine whether the District or Lennar will be responsible for the cleaning contract.
Covenant Enforcement Matters	Ms. Ellis provided an update to the Board. The Board discussed fence staining colors, and whether the color palette should be expanded. Ms. Herman will discuss with Lennar. Ms. Herman and Ms. Ellis are reviewing the current Guidelines and will circulate proposed revisions to the Board for discussion. Director Stutz noted residents need to be better informed regarding the guidelines. Ms. Herman will prepare a welcome letter for new residents including information on the guidelines. She will circulate the proposed letter to the Board for review and comment.
Discuss Fencing and Site Triangles	The Board engaged in general discussion regarding fencing and site triangles. Ms. Ellis will conduct a fence audit for Board review at the next Board meeting.
Discuss Xeriscape Guidelines	Ms. Herman will circulate proposed guidelines to the Board for review and comment.
Discuss Status of Tract Turnover to District	No update.

Discuss, Review and None.
Approve Work
Orders/Proposal

Legal Matters

Other Legal Matters None.

Financial Matters

Review Cash Position Ms. Hunsche reviewed the cash position report with the Board.
Report Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the report.

Other Financial Matters The Board was provided with an update on the draft audit.

Directors' Items/Other Business

Discuss Announcement and The Board engaged in general discussion.
Meet and Greet for
Community Manager

Discuss Meeting Time & Deferred until the first meeting after election.
Schedule

Public Comment None.

Adjourn There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

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


Secretary for the Meeting

The foregoing minutes were approved on the 23rd day of May, 2018.