

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

BIG DRY CREEK METROPOLITAN DISTRICT

Held: Wednesday, May 23, 2018, at 3:00 p.m. at 10693 Belle Creek Blvd., Henderson, CO 80640

Attendance

The regular 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
Ambra Born
John Cheney

Also present were Clint C. Waldron, Esq., White, Bear, Ankele, Tanaka & Waldron, District General Counsel; Sarah Hunsche, CliftonLarsonAllen, District Accountant; Kim Herman, CliftonLarsonAllen; 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, certain disclosures might be required prior to taking official action at the meeting. Mr. Waldron reported that disclosures for those directors with 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. Mr. Waldron noted that a quorum was present and 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 Board determined that the participation of the members present was necessary to obtain a

quorum or to otherwise enable the Board to act.

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.

- Approval of April 5, 2018 Minutes
- Approval of Claims Payable in the Amount of \$13,082.06
- Consider Approval of 24-Hour Posting Resolution

**Facilities Management/
District Operations**

District Manager's Report	Ms. Herman reviewed the district manager's report with the Board.
Status of Website	Ms. Herman noted that the draft website is almost ready and she will email a link to the Board.
Update of Portable Restroom in Park	Ms. Herman informed the Board that they have heard from an equal number of residents they like or they do not like the portable restroom. The Board engaged in general discussion regarding the portable restroom in the Park. Following discussion, upon a motion duly made and seconded, the Board determined to keep the facility and to take over maintenance.
Status of Proposed Revisions to Guidelines	Ms. Herman informed the Board that she is working with the developer on minor revisions and will bring the guidelines to the Board once finalized.
Status of Proposed Xeriscape Guidelines	Ms. Herman informed the Board that she is finalizing the details with the City of Thornton policies and will present at the next meeting.
Park Rules and Regulations (Dogs off Leash, etc.)	The Board engaged in general discussion regarding park rules and regulations and requested legal counsel provide draft policies for use of the Tennis Courts, Fields and Pavilion.
Lighting at Mailboxes	Ms. Herman informed the Board that she is looking into solar options and that the mailbox lighting will be installed by end of summer/early fall. Following discussion, upon a motion duly made and seconded, the Board authorized the installation of lighting at the mailboxes not

to exceed \$1,000.

Community Activities		Ms. Herman informed the Board that there is a community garage sale coming up. Following discussion, the Board determined that Director Stutz and Director Born will work with Ms. Herman on proposed schedule of events for community activities. The Board discussed a community BBQ and movie nights in the park.
Covenant Matters	Enforcement	Ms. Ellis reviewed the covenant enforcement report with the Board. The Board engaged in general discussion regarding the use of a courtesy letter. After discussion, the Board determined to continue to use a courtesy letter and directed legal counsel to update the District's resolutions and policies as necessary.
Results of Fence Audit		Ms. Ellis reviewed the fence audit with the Board. She informed the Board that current side yard fences and split-rail are compliant. The Board would like to update the fence plan map and provide to the Community.
Parking of RV's		The Board engaged in general discussion. The Board directed Ms. Ellis to enforce the current rule as written.
Fence Stain Color Palate		Ms. Ellis discussed the current fence staining with the Board. Following discussion, the Board directed Ms. Ellis to notify homeowners that fences are to be stained in the correct color and fences are to be brought compliant within 30 days of notification. The Board directed Ms. Ellis to send out an email blast to the residents with helpful tips and approved fence stains. The Board also requested a reduction in the fee amount for ARC submittals.
Discussion Violation Process	Regarding	The Board engaged in general discussion regarding the violations process. Following discussion, upon a motion duly made and seconded, the Board determined to continue to send courtesy letters unless the manager, in her discretion, determines a courtesy letter is not warranted. The Board requested legal counsel update the policy.
Parking on Rock		Following discussion, upon a motion duly made and seconded, the Board directed Ms. Ellis to enforce the current rule.
Discuss Status of Tract Turnover to District		Director Chris Elliott and Mr. Waldron provided the Board with general background information regarding tract turnover. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Special Warranty Deed, Tract A (Neighborhood Park).
Discuss Park Improvements		Deferred.
Discuss, Review, and		None.

Approve
Orders/Proposals

Work

Legal Matters

Legislative
Reviewed

Update

Mr. Waldron reviewed the legislative update with the Board. The Board engaged in general discussion.

Other Legal Matters

None.

Financial Matters

Review
Report

Cash Position

Ms. Hunsche reviewed the cash position report, March 31, 2018 Financials, and interim claims for check nos. 1051-1054 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Cash Position Report, March 31, 2018 Financials and approved the interim claims.

Consider Approval of 2017
Audit

Ms. Hunsche reviewed the 2017 Draft Audit with the Board. Following discussion, upon a motion duly made and seconded, that Board unanimously approved the audit subject to Board comments.

Other Financial Matters

None.

Directors' Business **Items/Other**

Discuss Meeting Schedule

The Board engaged in general discussion regarding the regular meeting schedule. Following discussion, upon a motion duly made and seconded, the Board determined to hold quarterly meetings on July 26th and September 27th. The Board directed Ms. Herman to see if the School on York is a possible meeting location.

Other Business

None.

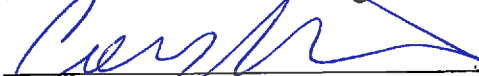
Public Comment

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 27th day of September, 2018