

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
ORCHARD FARMS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
SEPTEMBER 12, 2024

A special meeting of the Board of Directors of the Orchard Farms Metropolitan District (referred to hereafter as the “Board”) was convened on September 12, 2024, at 1:00 p.m. This District Board meeting was held via Microsoft Teams Video Conference. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Randy Stutz, President
Brian McNelly, Secretary
Ed Passini, Director

Ben Reiter, Treasurer, and Nate Watkins, Assistant Secretary, were absent and excused.

Also, In Attendance Were:

Celeste Terrell; CliftonLarsonAllen LLP (“CLA”)
Susie Ellis; Community Preservation Specialists, Inc.

ADMINISTRATIVE MATTERS

Call to Order:

The meeting was called to order at 1:01 p.m.

Quorum and Reaffirmation of Disclosures:

A quorum of the Board was confirmed. It was 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.

Agenda:

The Board requested amending the agenda to a 15-minute time limit per homeowner for public hearings, to add the decision regarding a fence violation on Elizabeth Street, and to add the discussion of fines for a violation on Columbine Place. Following discussion, upon a motion duly made by Director Stutz, seconded by Director McNelly and, upon vote, unanimously carried, the Board approved the agenda, as amended.

Public Comment:

There was no public comment.

PUBLIC HEARINGS FOR FENCE VIOLATIONS

A public hearing was held regarding a fence violation E. 162nd Court. Ms. Ellis provided background regarding the situation. The homeowner provided additional information on the violations. The Board requested Ms. Ellis use District designated envelopes for violations moving forward.

OTHER BUSINESS

Decision for Fence Violations on Elizabeth Street and E. 162nd Drive:

Following discussion, the Board determined to suspend and remove the \$100 fine if the fence is stained by the end of the month for Elizabeth Street and E. 162nd Drive.

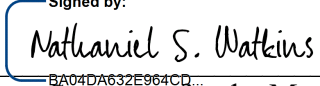
Columbine Place Fines:

The Board and Ms. Ellis reviewed the violation history for an owner on Columbine Place. The Board determined to keep all fines in place and offer the homeowner a payment plan, not to exceed 12 months.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 1:42 p.m.

Respectfully submitted,

By  Signed by:
Nathaniel S. Watkins
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Secretary for the Meeting