

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NO. 2

Held: Wednesday, April 27, 2022, at 6:00 p.m., at Windsor Community Recreation Center, 250 N. 11<sup>th</sup> Street, Windsor, Colorado 80550.

#### Attendance

A regular meeting of the Board of Directors of the Greenspire Metropolitan District No. 2 was held and the following Directors, having confirmed their continued qualification to serve on the Board, were in attendance:

James Hogue, President  
Doug Hoffman, Secretary/Treasurer  
John Hall, Assistant Secretary  
Dave Carlson, Assistant Secretary

Absent: None.

Also, in attendance were: Colin B. Mielke, Seter & Vander Wall, P.C.; Nik Wagner, Centennial Consulting Group; and various members of the public.

#### Call to Order and Declaration of Quorum

The meeting was opened and it was noted that a quorum of the Board was in attendance.

#### Disclosure Matters

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest, which had been disclosed and filed with the Colorado Secretary of State, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

#### Approval of Minutes

The Board reviewed the minutes from the February 23, 2022 board meeting. Upon motion made, seconded and unanimously carried, the Board approved the minutes as presented.

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### Public Comment

The meeting was opened for public comment.

Bruce Laymon addressed the Board regarding the alleyway next to his property at 64 Turnberry Drive and asked what entity is responsible for maintenance. The Board stated its belief that the District is responsible for maintenance of that tract.

Gene Sullivan addressed the Board regarding a damaged light pole near his property at 712 Moonglow. The Board noted that Xcel Energy owns the light pole and that Mr. Sullivan will need to contact Xcel Energy to notify them of a needed repair. Mr. Sullivan also asked about the speed limits within the community, and the Board noted that the City has sole authority to determine the speed limits within the community.

Larry Jokerst addressed the Board regarding poor lighting near the mailboxes and the need for more consistent snow removal in that area. The Board stated that it would coordinate with the District's management company to review those matters. It was noted by another member of the public that the masonry near the mailboxes also needs to be repaired, and the District's manager noted he will get pricing for the masonry repair.

Mark Tweitmeyer asked for an update on future development within the District. Director Hall informed Mr. Tweitmeyer of the status of the duplex project on property west of the mailboxes. A small neighborhood grocery store is planned on the commercial tract south of the detention pond.

There being no further public comment, the public comment period was closed.

### Financial Matters

The Board noted its receipt of the unaudited financial report dated March 31, 2022 and upon motion made, seconded and unanimously carried, the Board accepted the financials as presented.

### Consider Adoption of 2022 Irrigation Water Fees

The Board was presented with a 2022 Water Rate Recommendation report by Centennial Consulting Group. The Board considered the recommendations in the report. The Board also discussed the alternative of charging the same amount charged to the Districts by the Town of Windsor per 1,000 gallons of water. Mr. Mielke noted the additional costs to operate and maintain the system, and the Board determined

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to revisit the fees in future years depending on the Districts' experience during the 2022 watering season. The Board stated its request that District No. 1 consider adoption of the water fee proposal as discussed at its meeting the following day. The Board further requested that the District's manager work with the District's accountant to determine the most efficient way to invoice for water services during 2022.

The Board further discussed invoicing for water during 2021 and stated its request for District No. 1 not to charge for 2021 water usage.

The Board asked the District's manager to confirm the open space watering schedule during 2022 to ensure the open space areas are not overwatered.

### District Manager Report

Mr. Wagner updated the Board on management activities within the Districts. The Board and Mr. Wagner discussed adding lighting at the south entrance of the community. The Board discussed the lack of electricity connections at that entrance. Mr. Wagner confirmed he will research pricing for solar lighting at the south entrance.

Mr. Wagner stated he will obtain estimates for dog waste station installation and maintenance for the District No. 1 board meeting.

### Legal Report

Mr. Mielke updated the Board on the status of the May 2022 election and noted that there remains one vacancy on the board of directors.

### Additional Public Comment

Upon request from a member the public, the District re-opened the public comment period. Various members of the public present stated they were very pleased with the Districts' decision to meter water usage, and requested that the Districts deliver some form of communication to the community to inform them of metering going forward.

### Adjournment

There being no other business to come before the Board, the meeting was adjourned at approximately 7:10 p.m.

  
Secretary for the Meeting