

RECORD OF PROCEEDINGS

MINUTES OF REGULAR BOARD MEETING
OF THE BOARDS OF DIRECTORS OF THE
OLD RANCH METROPOLITAN DISTRICT,
UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT,
AND
UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 2-5
APRIL 24, 2019

The regular meeting of the Board of Directors of the Old Ranch Metropolitan District held on April 24, 2019 at 8:30 a.m., at the offices of Nor'Wood Development Group, Plaza of the Rockies, 111 S. Tejon Street, Suite 222, Colorado Springs, Colorado. This meeting was open to the public.

Attendance

In attendance were Directors:

Timothy Seibert
Christopher Jenkins
David D. Jenkins
Delroy Johnson
Bobby Ingels

Also in attendance were:

Josh Miller, Chelsea Gondeck & Ben Houghton; CliftonLarsonAllen LLP
Russ Dykstra; Spencer Fane LLP
Ty Tutt; SW Downtown Metro District
Robert Huls; Norwood Development Office

Call to Order

Director Seibert called the meeting to order at 8:35 a.m. and confirmed a quorum. Following review and discussion, upon a motion duly made by Director Ingels, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the Agenda as submitted.

Community Comments

None.

Minutes

A. Review and Approve Minutes of the January 23, 2019 Regular Board Meeting

Upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the January 23, 2019 Regular Meeting Minutes.

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Admin Matters

None.

Financial Matters

- A. Ratify Old Ranch Metropolitan District Bill.com Payments Totaling \$258,751.44

Mr. Houghton reviewed with the Board. Upon a motion duly made by Director Johnson, seconded by Director Seibert, and upon a vote, unanimously carried, the Board ratified approval of Old Ranch Metropolitan District interim bill.com payments totaling \$258,751.44.

- B. Review and Accept March 31, 2019 Unaudited Financial Statements and Cash Position Report for Old Ranch Metropolitan District, Upper Cottonwood Creek Metropolitan District, and Upper Cottonwood Creek Metropolitan Districts No. 2-5

Mr. Houghton reviewed with the Board. Following discussion, upon a motion duly made by Director Johnson, seconded by Director Seibert, and upon a vote, unanimously carried, the Board accepted the March 31, 2019 Unaudited Financial Statements and Cash Position Reports.

- C. Ratify Audit Exemptions for Upper Cottonwood Creek Metropolitan District, Upper Cottonwood Creek Metropolitan District 3, 4 and 5

Mr. Houghton reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board ratified the audit exemptions for Upper Cottonwood Creek Metropolitan District, Upper Cottonwood Creek Metropolitan District 3, 4 and 5.

- D. Appoint Carrie Bartow, District Accountant and Josh Miller, District Manager to Prepare 2020 Budgets and Review Draft 2020 Budgets

Upon a motion duly made by Director Johnson, seconded by Director Seibert, and upon a vote, unanimously carried, the Board appointed Carrie Bartow and Josh Miller to prepare 2020 Budgets and review draft 2020 Budgets.

Legal Matters

- A. Review and Consider Approval of Agreement with Colorado Pump Service & Supply for Wolf Ranch Well Equipment and Irrigation Pump Station

Mr. Dykstra reviewed with the Board. Following discussion, upon a

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motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with Colorado Pump Service & Supply.

B. Review and Consider Approval of Agreement with TZA Water Engineers

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with TZA Water Engineers.

C. Review and Consider Approval of Agreement with Anderson Pest Control

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with Anderson Pest Control.

D. Review and Consider Approval of Agreement with Bestway Disposal

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with Bestway Disposal.

E. Review and Consider Approval of Contract with Johnson Controls

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with Johnson Controls.

F. Review and Consider Approval of Stratus Building Solutions Agreement

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with Stratus Building Solutions.

G. Review and Consider Approval of Management Agreement with The Warren Management Group, Inc.

Mr. Dykstra reviewed with the Board. Following discussion, upon a

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motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with The Warren Management Group, Inc.

H. Review and Consider Approval of Service Agreement with AFA Falfins, Inc.

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with AFA Falfins, Inc.

I. Review and Consider Approval of LED Lighting Upgrades at the Recreation Center with Litwell Electric

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with Litwell Electric.

J. Review and Consider Approval of Rules and Regulations for the Non-Potable Water System

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the Rules and Regulations for the Non-Potable Water System, subject to finalization of rate schedule.

K. Review and Consider Approval of Resolution of District Manager's Spending Authority

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the Resolution of District Manager's Spending Authority of \$5,000.

L. Review and Consider Approval of Consultant Agreement with Development Management, Inc.

Mr. Dykstra reviewed with the Board. Following discussion, upon a motion duly made by Director Seibert, seconded by Director Johnson, and upon a vote, unanimously carried, the Board approved the agreement with Development Management, Inc.

Other Items

A. Confirm Quorum for May 22, 2019 Meeting, if necessary

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The Board determined the next meeting will most likely be held on July 24, 2019 as follows: 8:30 a.m. at Norwood Development Group, Plaza of the Rockies, 111 S. Tejon St., Suite 222, Colorado Springs, Colorado 80903 as needed.

B. Other

Discussion of consolidated bond issuance with the determination that at this time it was not feasible to issue a consolidated bond from Upper Cottonwood Creek Metropolitan Districts 2 -5.

Adjournment

There being no further business to come before the Board, upon a motion duly made by Director D. Jenkins, seconded by Director Ingels, and, upon vote, unanimously carried, the Board adjourned the meeting at 8:59 a.m.

Respectfully submitted,



Secretary for the Meeting