

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF SERENITY RIDGE METROPOLITAN DISTRICT NO. 1 HELD DECEMBER 7, 2023

A special meeting of the Board of Directors (referred to hereafter as “Board”) of Serenity Ridge Metropolitan District No. 1 (referred to hereafter as the “District”) was duly held on Thursday, the 7th day of December, 2023, at 10:00 a.m. via video / telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Daniel Frank
Marc Cooper

Also In Attendance Were:

David Solin; Special District Management Services, Inc. (“SDMS”)

Paula Williams, Esq. and Kate Olson, Esq.; McGeady Becher P.C.

Fernando Dias, Christopher Parkins, Herbert Green, Wiktorina Pisarek-Green, Jennifer Elsea; Board of Directors of Serenity Ridge Metropolitan District No. 2

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest regarding any matters scheduled for discussion at the meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Williams reported that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Agenda: Mr. Solin reviewed the proposed agenda for the special meeting with the Board.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board approved the agenda.

Meeting Location and Posting of Notice: The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

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Following discussion, upon motion duly made by Director Frank, seconded by Director Cooper and, upon vote unanimously carried, the Board determined to conduct the District's meeting via video / telephone conference. The Board further noted that notice of the time, date and conference information was duly posted and that they had not received any objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Frank, seconded by Director Cooper and, upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District website at least 24-hours prior to each meeting, or if the website is unavailable at the following location: on the South side of Arapahoe Road, between Smoky Hill Road and Powhatan Road.

August 15, 2023 Special Meeting Minutes: The Board reviewed the Minutes of the August 15, 2023 Special Meeting.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board approved the Minutes of August 15, 2023 Special Meeting.

Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: Mr. Solin reviewed the business to be conducted in 2024 to meet statutory compliance requirements. The Board determined to hold regular meetings in 2024 at 10:00 a.m. on June 6, and December 5, 2024 via video / telephone conference.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board adopted the Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

§32-1-809, C.R.S. Requirements and Direct Staff Regarding Compliance for 2024: The Board discussed §32-1-809, C.R.S. requirements and directed staff regarding compliance for 2024 (post the Transparency Notice on the Special District Association ("SDA") and District website).

Insurance Matters:

Cyber Security and Increased Crime Coverage: Following discussion, the Board determined an increase in crime coverage was not necessary.

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Insurance Committee: The Board determined establishment of an insurance committee to make final determinations regarding insurance matters was not necessary.

Renewal of Insurance and SDA Membership: Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board authorized the renewal of the District's insurance and SDA membership for 2024.

PUBLIC COMMENT There were no public comments.

FINANCIAL MATTERS

Unaudited Financial Statements and Schedule of Cash Position: Mr. Solin reviewed the Unaudited Financial Statements and Schedule of Cash Position for the period ending September 30, 2023 with the Board.

Following discussion, upon motion duly made by Director Frank, seconded by Director Cooper and, upon vote unanimously carried, the Board accepted the Unaudited Financial Statements and Schedule of Cash Position for the period ending September 30, 2023.

2023 Application for Exemption from Audit: The Board discussed the statutory requirements for an audit.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board appointed the District Accountant to prepare and file an Application for Exemption from Audit for year ended December 31, 2023.

2023 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution to Amend the 2023 Budget and discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of a Resolution to Amend the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to, or at, this public hearing. No public comments were received and the President closed the public hearing.

Following review and discussion, upon a motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board adopted the Resolution to Amend the 2023 Budget.

2024 Budget Hearing: The President opened the public hearing to consider the proposed 2024 Budget and discuss related issues.

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It was noted that publication of a Notice stating that the Board would consider adoption of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to, or at, this public hearing. No public comments were received, and the President closed the public hearing.

Mr. Solin reviewed the estimated 2023 expenditures and the proposed 2024 revenues and expenditures with the Board.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board approved the 2024 Budget and adopted the Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and the Resolution to Set Mill Levies (0.000 mills), and authorized execution of the Certification of Budget. Mr. Solin was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Arapahoe County not later than January 10, 2024. Mr. Solin was further directed to transmit the Certification of Budget to the Division of Local Government not later than January 31, 2024.

DLG-70 Certification of Tax Levies Form (“Certification”): The Board discussed the preparation and filing of the Certification.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

2025 Budget Preparation: The Board discussed the preparation of the 2025 Budget.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board appointed the District Accountant to prepare the 2025 Budget.

OPERATION AND MAINTENANCE MATTERS

2024 Landscape Maintenance Services: The Board discussed proposals for 2024 landscape maintenance services. No action was taken.

LEGAL MATTERS

Resolution Amending Policy on Colorado Open Records Act Requests: Attorney Williams presented the Resolution Amending Policy on Colorado Open Records Act Requests.

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Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board adopted the Resolution Amending Policy on Colorado Open Records Act Requests.

Transfer of Property Owned by the District to Serenity Ridge Metropolitan District No. 2 (“District No. 2”): The Board discussed the transfer of all property owned by the District to District No. 2.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board approved the transfer of all property owned by the District to District No. 2.

Proposed Dissolution: The Board discussed the process to obtain approval from the City of Aurora to proceed with the proposed dissolution of the District.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the Board authorized District Counsel to take actions necessary to seek approval from the City of Aurora to proceed with the proposed dissolution of the District.

OTHER BUSINESS

There was no other business to discuss.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Cooper, seconded by Director Frank and, upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By 

Secretary for the Meeting