

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
(THE “DISTRICT”)
HELD
JULY 10, 2023**

A special meeting of the Board of Directors of the Villages at Castle Rock Metropolitan District No. 6 (referred to hereafter as the “Board”) was convened on Monday, July 10, 2023, at 1:30 p.m., via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

William Paris
Nancy Boehler
Stanley DePue
Eric Kubly

Also In Attendance Were:

Suzanne M. Meintzer, Esq.; McGeady Becher P.C.

Ann Finn and David Solin; Special District Management Services, Inc.

Lindsay Ross; CliftonLarsonAllen LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Meintzer 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.

ADMINISTRATIVE MATTERS

Quorum/Confirmation of Meeting Location/Posting of Notice: Ms. Finn confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting.

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Following discussion, and upon motion duly made, seconded, and unanimously carried, it was determined to conduct the meeting at the above-stated date, time and location. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxing electors within the District's boundaries have been received.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made, seconded, and 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 within the boundaries of the District as least 24 hours prior to each meeting to the District's website: <https://villagesatcastlerockmetrodistrict6.com/>.

Appointment of Acting President: The Board discussed an appointment of Acting President.

Following discussion, upon motion duly made, seconded, and unanimously carried, the Board appointed Director Paris as Acting President.

Agenda: The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the Agenda, and excused the absence of Director Martin.

Minutes of October 10, 2022 Regular Meeting: The Board reviewed the Minutes of the October 10, 2022 Regular Meeting.

Following review and discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the Minutes.

May 2, 2023 Election: Ms. Finn noted for the Board that the May 2, 2023 election was cancelled by the Designated Election Official, as allowed under Colorado law, because there were not more candidates than positions available on the Board of Directors. Directors DePue, Paris and Boehler were each deemed elected to respective 4-year terms ending in May 2027.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made, seconded, and unanimously carried, the following slate of officers were appointed for the District:

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President: Robert N. Martin
 Treasurer: Stanley DePue
 Secretary: David Solin (non-elected position)
 Assistant Secretary: William Paris
 Assistant Secretary: Nancy Boehler
 Assistant Secretary: Eric Kubly

2024 Budget Meeting: Ms. Meintzer summarized the new Annual Meeting requirement pursuant to Section 32-1-903(6), C.R.S., with the Board.

Following discussion, the Board determined to move the Regular Meeting to October 16, 2023, at 1:30 p.m., to be held at the Phillip S. Miller Library, 100 South Wilcox Street, Castle Rock, Colorado 80104 and hold the Annual Meeting just prior to same.

2023 SDA Conference: Ms. Finn discussed the SDA Conference with the Board and noted the information concerning the details of the conference will be emailed to them once available.

Public Comment: There was no public comment.

FINANCIAL MATTERS

Payment of Claims: The Board considered ratifying the approval of payment of claims as follows:

Fund	Period ending Oct. 31, 2022	Period ending Nov 30, 2022	Period ending Dec. 31, 2022	Period ending Jan. 31, 2023
General	\$ 7,091.29	\$ 8,127.74	\$ 29,351.58	\$ 3,839.70
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 7,091.29	\$ 8,127.74	\$ 29,351.58	\$ 3,839.70

Fund	Period ending Feb. 28, 2023	Period ending March 31, 2023	Period ending April 30, 2023	Period ending May 31, 2023
General	\$ 3,551.57	\$ 4,497.84	\$ 4,940.49	\$ 9,945.06
Debt	\$ 425,712.23	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 429,263.80	\$ 4,497.84	\$ 4,940.49	\$ 9,945.06

Following review and discussion, upon motion duly made, seconded, and unanimously carried, the Board ratified approval of the payment of the claims.

Unaudited Financial Statements and Cash Position: Ms. Ross presented the unaudited financial statements and cash position for the period ending March 31, 2023.

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Following discussion, upon motion duly made, seconded, and unanimously carried, the Board accepted the unaudited financial statements and cash position.

2022 Audit: Ms. Ross presented the 2022 Audit with the Board.

Following discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the 2022 Audit and authorized execution of the Representations Letter.

LEGAL MATTERS

New Legislation: Attorney Meintzer discussed new legislation with the Board, including the Annual Meeting requirement pursuant to 32-1-903(6), C.R.S., and SB23-303/Proposition HH.

Intergovernmental Agreement with the Town of Castle Rock (the “Town”) Concerning Fire Protection and Emergency Services (the “Fire IGA”):

Attorney Meintzer reported on the correspondence with the Town regarding the Fire IGA and that, while the Town is not at the moment agreeable to lowering the mill levy of 10 mills that the District imposes under the Fire IGA, it may be beneficial to schedule a meeting with Town representatives to further discuss.

Following discussion, the Board authorized Attorney Meintzer to investigate what nearby neighborhoods may be paying for fire protection and emergency services.

OPERATIONS AND MAINTENANCE

Detention Pond Maintenance: Ms. Finn summarized the detention pond maintenance for the Board and the Service Agreement for Landscape Maintenance – Detention Pond Maintenance between the District and All Phase Landscape Construction, Inc.

Following discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the Service Agreement for Landscape Maintenance – Detention Pond Maintenance between the District and All Phase Landscape Construction, Inc.

Build-Out of District: Director Kubly reported that Richmond American Homes of Colorado, Inc. (“Richmond”) was in final approvals for PA-9 and that PA-8 was sold out. Director Kubly also reported that, of the 1,238 lots in the project, just under 1,200 have been sold with 42 lots in the final phases.

OTHER BUSINESS

There was no other business.

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ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting