

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE YARROW GARDENS METROPOLITAN DISTRICT HELD JUNE 14, 2022

A Regular Meeting of the Board of Directors of the Yarrow Metropolitan District (referred to hereafter as the “District”) was convened on Tuesday, the 14<sup>th</sup> day of June, 2022, at 2:00 p.m. This District Board Meeting was held by teleconference without any individuals (neither District Representatives nor the general public) attending in person. The meeting was open to the public by teleconference.

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#### ATTENDANCE

##### Directors In Attendance Were:

Steven Myers  
John “Jay” Garcia  
Nathan Aragon

Following discussion, upon motion duly made by Director Myers, seconded by Director Garcia and, upon vote, unanimously carried, the absences of Directors Seibold and Rectanus were excused, with the Board appointing Director Myers as the acting President.

##### Also In Attendance Were:

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

Jeffrey Erb, Esq.; Seter & Vander Wall, P.C.

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#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures 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 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 the statute. Attorney Erb noted that Disclosure Statements have been filed for all directors. Director Garcia disclosed his employer is NT Builders LLC, an affiliate of the developer.

2022 Statement of Director Qualification: Attorney Erb discussed with the Board the 2022 Statement of Director Qualification.

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**PUBLIC  
COMMENTS**

None.

**ADMINISTRATIVE  
MATTERS**

**Agenda:** Mr. Solin distributed for the Board's review and approval, a proposed Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Myers, seconded by Director Garcia and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Minutes:** The Board reviewed the Minutes of the March 8, 2022 Regular Meeting.

Following discussion, upon motion duly made by Director Myers, seconded by Director Garcia and, upon vote, unanimously carried, the Minutes from March 8, 2022 Regular Meeting were approved, as presented.

**May 3, 2022 Election:** Mr. Solin noted for the Board that the May 3, 2022 election was cancelled, as allowed under Colorado law, by the Designated Election Official, because there were not more candidates than positions available on the Board of Directors.

**Appointment of Officers:** Following discussion, upon motion duly made by Director Myers, seconded by Director Garcia and, upon vote, unanimously carried, the Board appointed the following slate of officers:

President	Stephen Myers
Treasurer	Jeff Seibold
Secretary	David Solin
Assistant Secretary	Nathan Aragon
Assistant Secretary	William "Bill" Rectanus
Assistant Secretary	John "Jay" Garcia

**2022 SDA Conference:** The Board entered into discussion regarding authorizing interested Board Members to attend the 2022 SDA Conference via video conference in Keystone on September 13, 14 and 15, 2022. Upon motion made, seconded and unanimously carried, the Board approved this expenditure.

**FINANCIAL  
MATTERS**

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

Fund	Period ending June 14, 2022
Total	\$ 15,155.03

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Following discussion, upon motion duly made by Director Myers, seconded by Director Garcia and, upon vote, unanimously carried, the Board ratified the payment of claims, as presented.

**2021 Audit:** Mr. Solin noted that a draft 2021 audit will be provided to the Directors and if the audit option is clean, will be filed by the statutory deadline and ratified at the December board meeting.

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**LEGAL MATTERS** There were no legal matters for discussion.

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**COVENANTS,  
OPERATION AND  
MAINTENANCE  
MATTERS**

**Community Manager's Report:** Ms. Ripko discussed with the Board the Community Manager's Report. The primary issue in the community is the parking of vehicles in the fire lane.

**Adoption of District Covenant Enforcement Policy and Fine Schedule:** The Board deferred discussion at this time.

**Engagement of a Towing Service for Parking Enforcement:** The Board discussed the engagement of a towing service for parking enforcement.

Following discussion, upon motion duly made by Director Myers, seconded by Director Aragon and, upon vote, unanimously carried, the Board approved entering into a Towing Agreement with Wyatt's for towing on an on-call basis and as needed, subject to final legal review.

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**OTHER BUSINESS** There was no other business at this time.

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**ADJOURNMENT**

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

Respectfully submitted,

By:   
Secretary for the Meeting