

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE YARROW GARDENS METROPOLITAN DISTRICT HELD DECEMBER 10, 2024

A Regular Meeting of the Board of Directors (referred to hereafter as “Board”) of the Yarrow Gardens Metropolitan District (referred to hereafter as the “District”) was convened on Tuesday, the 10th day of December, 2024, at 2:00 p.m. This District Board Meeting was held by teleconference. The meeting was open to the public by teleconference.

ATTENDANCE

Directors In Attendance Were:

Brooks Cannon
Jeanette Kelder
Shane Harris
Jeffrey Seibold

Also In Attendance Were:

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

Jeffrey Erb, Esq. and Jillian Martin, Esq.; Erb Law LLC

Joy Tatton & Lucinda Gang; Simmons & Wheeler, PC

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 to the Board of Directors and to the Secretary of State. Ms. Ripko 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 statute. Mr. Erb noted that disclosures for Director Seibold were filed no less than 72 hours prior to the meeting related to his affiliation with TH Yarrow Gardens, LLC. No additional disclosures were made.

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko reviewed with the Board the proposed agenda for the meeting.

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

Minutes: The Board reviewed the Minutes from the August 9, 2024 and October 11, 2024 Special Meetings.

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Following discussion, upon motion, duly made by Director Cannon seconded by Director Harris and, upon vote, unanimously carried, the Minutes from the August 9, 2024 and October 11, 2024 Special Meetings were approved.

Annual Administrative Resolution: The Board reviewed the 2025 Annual Administrative Resolution.

The Board determined to schedule Regular Meetings on the second Tuesday of March 11, July 8 and December 9, 2025 at 2:00 p.m. The Meetings will be held at 2:00 p.m., via teleconference.

Following discussion, upon motion, duly made by Director Cannon, seconded by Director Harris and, upon vote, unanimously carried, the Board adopted the 2025 Annual Administrative Resolution, as revised.

Section 32-1-809, C.R.S., Compliance for 2024: Attorney Erb discussed with the Board the requirements of Section 32-1-809, C.R.S.

Following discussion, the Board directed that the required Transparency Notice be posted on the District website and the Special District Association website.

PUBLIC COMMENT There were no public comments.

FINANCIAL MATTERS

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

Fund	Period ending Oct. 31, 2024
Total	\$ 35,242.53

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

Unaudited Financial Statements: Ms. Tatton presented to the Board the audited financial statements through the period ending June 30, 2024.

Following discussion, upon motion duly made by Director Cannon, seconded by Director Harris and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending June 30, 2024.

2024 Audit: The Board reviewed the proposal from Wipfli LLP to perform the 2024 Audit.

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Following discussion, upon motion, duly made by Director Cannon, seconded by Director Kelder and, upon vote, unanimously carried, the Board approved the engagement of Wipfli LLP to perform the 2024 Audit, for an amount not to exceed \$6,600.

2024 Budget Amendment Hearing: It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend 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.

The Board determined that an amendment to the 2024 Budget was not necessary and thus no public hearing was held.

2025 Budget Hearing: The President opened the public hearing to consider the proposed 2025 Budget at 2:17 p.m.

It was noted that publication of Notice stating that the Board would consider adoption of the 2025 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 this public hearing.

Ms. Tatton reviewed the estimated 2024 expenditures and the proposed 2025 expenditures with the Board. No public comments were received, and the public hearing was closed.

Following discussion, the Board considered the adoption of the Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and the Resolution to Set Mill Levies. Upon motion duly made by Director Cannon, seconded by Director Seibold and, upon vote, unanimously carried, the Resolutions were approved.

LEGAL MATTERS

May 6, 2025 Regular Directors' Election: The Board discussed the May 6, 2025 Regular Directors' Election and considered the adoption of the Resolution Calling a Regular Election for Directors on May 6, 2024, appointing the Designated Election Official ("DEO"), and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Following discussion, upon motion, duly made by Director Harris, seconded by Director Cannon and, upon vote, unanimously carried, the Resolution was approved as presented.

Resolution Adopting Revised Policy for the Enforcement of Covenants, Conditions and Restrictions: The Board reviewed the Resolution Adopting Revised Policy for the Enforcement of Covenants, Conditions and Restrictions.

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Following discussion, upon motion, duly made by Director Cannon, seconded by Director Kelder and, upon vote, unanimously carried, the Board approved the Resolution Adopting Revised Policy for the Enforcement of Covenants, Conditions and Restrictions

COVENANTS, OPERATION, AND MAINTENANCE MATTERS

Community Management Report: The Board reviewed the Community Management Report.

Proposals from Brightview Landscape Services and Environmental Designs, LLC: The Board reviewed the Proposals from Brightview Landscape Services and Environmental Designs, LLC. Ms. Ripko noted that the quotes are not clear enough and she will request more clarification, prior to approval.

OTHER BUSINESS

The Board discussed the fire backflows and testing requirements. The Board acknowledged the new rate structure for SDMS.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Cannon and seconded by Director Kelder, upon vote, unanimously carried, the meeting was adjourned at 2:39 p.m.

Respectfully submitted,

By 
Secretary for the Meeting