

## RECORD OF PROCEEDINGS

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### MINUTES OF THE SPECIAL MEETING OF PIONEER HILLS METROPOLITAN DISTRICT

HELD  
May 24, 2022

The Board of Directors of Pioneer Hills Metropolitan District held a special meeting, open to the public, via Zoom at 5:00 p.m., Tuesday, May 24, 2022.

ATTENDANCE

Directors in Attendance:

Doug Houston, President  
Amanda Eno, Treasurer  
Victor Villarreal, Asst. Secretary  
Amy Trautman, Asst. Secretary

Also, in Attendance:

Steve Johnson; Homeowners  
Heidi Brown, Homeowners  
Ron Harmon, Homeowners  
Karlie R. Ogden; Icenogle Seaver Pogue, P.C.  
Geol Scheirman, Amanda Castle, Jason Woolard, Nic Ortiz and Doug Campbell, Ettie Arnold; Pinnacle Consulting Group, Inc.

CALL MEETING TO  
ORDER

The meeting was called to order at 5:04 p.m. by Director Houston, noting that a quorum was present.

CONFLICT OF  
INTEREST  
DISCLOSURE

Director Houston disclosed his ownership interest in a residential property within the boundaries of the District. Ms. Ogden advised that a written disclosure statement was filed with the Secretary of State prior to the meeting.

APPROVAL OF  
AGENDA

The Board considered the agenda. Upon a motion duly made by Director Trautman, seconded by Director Eno, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

APPROVAL OF  
MINUTES

The Board considered the minutes of the special meeting held on February 10, 2022. Upon a motion duly made by Director Trautman, seconded by Director Eno, and upon vote, it was unanimously

**RESOLVED** to approve the minutes of the special meeting held February 10, 2022, as presented.

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APPOINTMENTS FOR  
VACANCIES

The Board considered the appointment of Victor Villareal to fill the board vacancy and serve as director until the next regular election in May 2023. Mr. Scheirman noted that Ms. Trautman and Mr. Houston submitted self-nomination forms and are qualified candidates to serve on the Board. Upon a motion duly made by Director Houston, seconded by Director Eno, and upon vote, it was unanimously

**RESOLVED** to appoint Victor Villareal to the Board until the next regular election in May 2023.

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ELECTION OF  
OFFICERS

Mr. Scheirman discussed the positions within the board. It was determined to keep the same slate of officers currently in the board positions. Upon a motion duly made by Director Eno, seconded by Director Trautman, and upon vote, it was unanimously

**RESOLVED** to appoint the following officers:

Doug Houston, President  
Amy Trautman, Assistant Secretary

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PUBLIC COMMENT

Ron Harmon addressed the board regarding the wetlands bridge and engaging with a structural engineer. Director Houston reminded the board it was approved at the February 10<sup>th</sup> meeting to move ahead. Following discussion, it was agreed upon to follow up with vendors and report back to the board.

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FINANCIAL ITEMS

Ratification of Claims: Ms. Castle reviewed the payables listing dated February through April 2022 for the District totaling \$24,212.00. Upon a motion duly made by Director Trautman, seconded by Director Houston, and upon vote, it was unanimously

**RESOLVED** to ratify the payables listing dated February through April 2022 for the District totaling \$24,212.00 as noted above.

Financial Statements: Ms. Castle reviewed with the Board the unaudited Financial Statements for the period ending March 31, 2022. Upon a motion duly made by Director Trautman, seconded by Director Eno, and upon vote, it was unanimously

**RESOLVED** to accept the unaudited Financial Statements for the period ending March 31, 2022, as presented.

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Resolution Authorizing Participation in ColoTrust: Ms. Castle reviewed with the Board the Resolution regarding ColoTrust. Following discussion, upon a motion duly made by Director Eno, seconded by Director Houston, and upon vote, it was unanimously

**RESOLVED** to approve the Resolution authorizing Participation in ColoTrust, as presented.

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### LEGAL ITEMS

First Amendment to IGA with the City of Aurora: Ms. Ogden reported to the Board that legal counsel has renewed the District's request to amend the current intergovernmental agreement with the City of Aurora to authorize the District to operate and maintain all or a portion of the Wetlands. Upon a motion duly made by Director Houston, seconded by Director Eno, and upon vote, it was unanimously

**RESOLVED** to approve the First Amendment to IGA with the City of Aurora, as presented.

Draft Easement Agreement and Direct Negotiations with the Pioneer Hills Owners Association Regarding the Wetlands project: Ms. Ogden reported to the Board that the Pioneer Hills Owners Association was receptive and understanding of the concerns for ownership of the Wetlands and recognized it would be a joint effort with the District. Upon discussion it was agreed to change the draft IGA, include an accurate map and circulate to the Board. Upon a motion duly made by Director Houston, seconded by Director Eno, and upon vote, it was unanimously

**RESOLVED** to approve the Draft Easement Agreement and Direct Negotiations with the Pioneer Hills Owners Association Regarding the Wetlands project, as presented.

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### EXECUTIVE SESSION

Pursuant to § 24-6-402(4)(b) of the Colorado Revised Statutes, Director Houston moved that this Special meeting of the Board of the Pioneer Hills Metropolitan District adjourn and, upon an affirmative vote, that the Board reconvene in Executive Session to receive legal advice related to determining positions relative to matters that may be subject to negotiations and instructing negotiators related to the wetlands property transition. Director Eno seconded the motion. The vote carried unanimously.

Ms. Ogden certified for the record that, pursuant to § 24-6-402(4)(b) of the Colorado Revised Statutes, all of the executive session discussion will constitute an attorney-client privileged communication and will not be recorded.

The Board went into Executive Session at 6:10 p.m.

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The Board did not engage in substantial discussion of any matter not enumerated in § 24-6-402(4)(b) C.R.S. The Board did not adopt any proposed policy, position, resolution, rule, regulation, or formal action. The Executive Session was adjourned at 8:00 p.m. on a motion by Director Houston, seconded by Director Eno and passed by the affirmative vote of all members.

The Board reconvened in regular session at 8:10 p.m.

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DISTRICT  
MANAGEMENT ITEMS

Update of Wetlands Project: Mr. Woolard presented updates to the Board and provided the Save-a-Tree proposal for a report on the priorities for the District. Upon a motion duly made by Director Trautman, seconded by Director Eno, and upon vote, it was unanimously

**RESOLVED** to approve the engage Save-A-Tree for a report for tree analysis.

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OTHER ITEMS

Director Comments: There were no Director Comments brought before the board.

ADJOURNMENT

There being no further business to come before the Board and upon motion and second, the meeting was adjourned at 8:41 p.m.

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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully Submitted,

DocuSigned by:

*Erin Kerr*

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Erin Kerr, Secretary for the Meeting