

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

PIONEER HILLS METROPOLITAN DISTRICT

Held: Tuesday, July 11, 2023, at 5:00 p.m., via video
conference at:

<https://us06web.zoom.us/j/89204042058?pwd=UEVQMW5WYzlKRmVTMDNZMVF6TURnQT09>

Meeting ID: 892 0404 2058 Passcode: 711256

Attendance -

A special meeting of the Board of Directors of the Pioneer Hills Metropolitan District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:

Doug Houston, President
Victor Villarreal, Assistant Secretary
Amy Trautman, Assistant Secretary
Rosalynn Feagins
Vacant

Also present were:

Marcos Pacheco, Diane Rodriguez, Ashley Dorey and
Michael Schenfeld, Community Resource Services of
Colorado, LLC
Karlle R. Ogden, Icenogle Seaver Pogue, P.C.

Public Attending:

Scott Dimick
Jim Benedict

Call to Order/ Declaration of Quorum -

Director Houston, noting the presence of a quorum, called to order the special meeting of the Board of Directors of Pioneer Hills Metropolitan District at approximately 5:00 p.m.

Directors Matters/Disclosure Matters -

Ms. Ogden advised the Board of Directors that pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board of Directors reviewed the agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, if any, stating the fact and summary nature of any matters, as required by Colorado law, to permit official

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action to be taken at the meeting. Additionally, the Board of Directors determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Houston disclosed his ownership interest in a residential property within the boundaries of the District. This disclosure is associated with approval of items on the agenda that may affect his interests.

Ms. Ogden advised that written disclosure of this interest was filed with the Secretary of State at least seventy-two hours prior to the meeting.

Approval of/Additions
To/Deletions From the Agenda

After review and discussion, they requested to move vacancy of appointment right after public comment. Upon motion by Director Houston, second by Director Trautman and unanimous vote, the Board of Directors approved the agenda as amended.

Public Comment For Matters
Not on Agenda -

None.

Appointment to Vacancy -

Consider Appointment of Officers – Director Trautman moved that the Board appoint Scott Dimick to the Board. Upon motion duly made by Director Trautman, seconded by Director Villarreal, and unanimous vote, the Board of Directors appointed Scott Dimick to the Board of Pioneer Hills MD.

Approval of Minutes –
March 21, 2023, Special
Meeting Minutes:

After review and discussion, the Board would like to amend the minutes to include changes to the Sav-A-Tree language to read ‘property and life’ and include the approval of the minutes in November. Upon motion by Director Houston second by Director Villarreal, and unanimous vote, the Board of Directors approved the special meeting minutes for March 21, 2023.

Financial Matters -

Claims – Ms. Rodriguez reported on the District’s claims. The Board asked questions to which Ms. Rodriguez answered. Upon motion by Director Villarreal, second by Director Trautman, and unanimous vote, the board of Directors approved to ratify and approve the claims.

Cash Position and Financial Update – Ms. Rodriguez provided an update of the District’s financials. There was extensive

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discussion surrounding developer advances. It was agreed upon for CRS to reach out to the development group to start the discussion of where to start. Ms. Rodriguez will draft an itinerary and Director Houston will review. Director Houston will make the introduction between the groups.

Ms. Rodriguez asked the Board to provide directions on how to approve certain payables. Anything related to wetlands will be approved by Directors Villarreal and Trautman. All other payables will be approved by the District Treasurer. Upon motion by Director Villarreal, second by Director Trautman, and unanimous vote, the Board of Directors approved the separation of payables approvals.

Management Items -

Manager's Report:

Bridge Update – The Board discussed the District's bridges and potential fixes. Director Houston knows the original bridge contractor, Roth Engineering, who could possibly provide the original plans. Discussion continued on how to move forward and how to present plans.

Insurance Update – The Board discussed the possibility of including the wetlands in the District's property coverage. Ms. Ogden provided clarification as to whom should carry coverage on which areas. CRS will reach out to T. Charles Wilson as the broker to help filter through these fields. A lot of discussion needs to take place related to the replacement and insurability of the bridges and wetlands.

SDA Conference – Director Trautman requested to be registered for the SDA conference as virtual and to apply for the scholarship.

Director's Items -

Wetlands Update –

Director Trautman reported there was an assessment done of the trees in the wetlands. They were assessed for life-safety and evaluated for the life of the tree from a health standpoint. The trees were prioritized based on need and approval of high priority items. The items discussed are separate from needed fire mitigation. Moving forward with the SavATree bid per the \$15K already approved by the committee. Ms. Trautman then discussed the proposal for daily rates vs. a lump sum, difference being the lump sum is to cover about 6 days, any days in excess are paid as part of the agreed upon price. The

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Board discussed how many trees would be removed and the method of remediating others. A motion to approve the remaining \$10K in the budget for the tree maintenance with the SavATree proposal, pending execution of a work order contract, to also approve the lumpsum proposal of \$23,388, not to exceed 25K. Upon motion by Director Trautman, second by Director Villarreal and unanimous vote, the Board of Directors approved the motion.

All Phase Landscape - Director Trautman reported that the District has an work order contract for them to perform several clean ups throughout the year. The springs cleanup did not happen due to the rain. The summer cleanup will be completed by July 21. Some gravel was replaced last year on the trail but has since been washed out by the rains. Alternative methods need to be evaluated to prevent washout in the future. There are several options that can be considered, and Director Trautman intends to discuss this with the HOA.

Another project with the HOA that came from the HOA meeting yesterday evening was to meet between the wetlands committee and the HOA representatives monthly.

The City of Aurora offers free graffiti removal, if the District has this issue in the future the District needs to reach out to the City of Aurora for this option.

Action Item - Ms. Rodriguez identify the ARI reserve in the financials and identify previous ARI as well as identify when and how current would be paid. Ideally, they would like to budget for the possible expenditure of all monies owed to the city.

Legal Items -

Motion to enter executive session by Director Houston, second by Director Villarreal and unanimous vote, the Board of Directors entered into executive session.

Executive Session

Executive Session, pursuant to Colorado Open Meeting Law, Sections 24-6-4-2(4)(b) and 24-6-4-2(4)(c), C.R.S., for the purposes of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instruction negotiators all related to the ARI mill Levy.

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Motion to reconvene by Director Trautman second by Director Villarreal and unanimous vote, the Board of Directors reconvene into general meeting.

Other Business:

SEMSWA - Director Houston reported that he would like to get answers as to what SEMSWA, and/or other entities could provide with the wetlands.

Adjournment:

There being no further business to come before the Board, upon motion of Director Villarreal, second of Director Trautman, and unanimous vote, the meeting was adjourned at approximately 7:22 p.m.

DocuSigned by:

Amy Trautman

Secretary of the Meeting