

# RECORD OF PROCEEDINGS

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## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE IRON WORKS VILLAGE METROPOLITAN DISTRICT HELD APRIL 12, 2021

A Special Meeting of the Board of Directors (referred to hereafter as “Board”) of the Iron Works Village Metropolitan District (referred to hereafter as “District”), was convened on Monday, the 12th day of April, 2021, at 6:00 p.m. The meeting was open to the public. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board Meeting was held via ZOOM without any individuals (neither District Representative nor the general public) attending in-person. The meeting was open to the public via Zoom.

### ATTENDANCE

#### **Directors In Attendance Were:**

Taylor Strickland (via Zoom)  
Carter Harris (via Zoom)  
Bryan Karns (via Zoom)  
Jennifer Bartlett (via Zoom)

Following discussion, upon motion duly made by Director Harris seconded by Director Strickland and, upon vote, unanimously carried, the absence of Cecily VanHouten was excused.

#### **Also In Attendance Were:**

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

Jason Sisk- Treeline Multifamily Partners/Iron Works Apartments (via Zoom)

Adam Sattley & Tim Hartwig- Iron Works Apartments (via Zoom)

Peter (No last name given), Victoria Whealdon, AJ Trujillo, Hannah (No last name given), Justin (No last name given), Sandy Glatt, Dave Sedelnick, Collin Varney, Emma Gladson; Residents (via Zoom)

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### **DISCLOSURES 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 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 the statute. It was noted that all Directors' Disclosure Statements have been filed.

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### **ADMINISTRATIVE MATTERS**

**Agenda:** Ms. Ripko reviewed with the Board the proposed Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Harris, seconded by Director Strickland and, upon vote, unanimously carried, the Agenda was approved, as amended.

**Approval of Meeting Location:** 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.

Following discussion, upon motion duly made by Director Harris, seconded by Director Strickland and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District's boundaries to conduct this meeting, it was determined to conduct the meeting at the above stated location. The Board further noted that notice of the time, date and location was duly posted and that they have not received any objections to the location or requests that the meeting place be changed by residents or tax paying electors within its boundaries.

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### **PUBLIC COMMENT**

There were no public comments at this time.

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### **COMMUNITY MANAGEMENT**

**Enforcement Resolution Regarding Dog Waste Concerns:** Ms. Ripko addressed the Board and residents with the enforcement process for the District and the challenges regarding enforcing for dog waste.

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Following discussion, upon motion duly made by Director Strickland, seconded by Director Harris and, upon vote, unanimously carried, the Board approved updating the Resolution Regarding Dog Waste Concerns.

**Landscape Maintenance:** The Board reviewed the proposal from Brightview Holdings, Inc. for Landscape Maintenance.

Following discussion, upon motion duly made by Director Strickland, seconded by Director Harris and, upon vote, unanimously carried, the Board authorize preparation of the Independent Contractor Landscape Maintenance at Iron Works Village Agreement between the District and Brightview Holdings, Inc., subject to revisions as discussed, and authorized execution by Director Bartlett.

**Covenant Enforcement Legal Services:** The Board reviewed the proposal from Altitude Community Law for covenant enforcement legal services.


Following discussion, upon motion duly made by Director Strickland, seconded by Director Harris and, upon vote, unanimously carried, the Board Approved the proposal from Altitude Community Law for covenant enforcement legal services.

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### **ADJOURNMENT**

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

Respectfully submitted,

By:   
Secretary for the Meeting