

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE IRON WORKS VILLAGE METROPOLITAN DISTRICT HELD MAY 17, 2022

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 Tuesday, the 17th day of May, 2022, at 5:00 p.m. and held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James Taylor Strickland
Cecily VanHouten
Carter Harris
Jennifer Bartlett

Also In Attendance Were:

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

Sean Allen, Esq.; White Bear Ankele Tanaka & Waldron, P.C. (for a portion of the meeting)

Diane Wheeler; Simmons & Wheeler, P.C.

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. The Board members confirmed that there are no conflicts of interest.

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 Strickland,

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seconded by Director Bartlett 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 Strickland, seconded by Director Bartlett 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.

Results of May 3, 2022 Regular Election: Ms. Ripko discussed with the Board the results of the May 3, 2022 Regular Election for Directors ("Election"). It was noted that the Election was cancelled, as permitted by statute, and that Directors Strickland, VanHouten and Harris were each deemed elected for one-year terms ending in 2023 and Director Bartlett was deemed elected to a three-year term ending in 2025.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Strickland, seconded by Director Harris and, upon vote, unanimously carried, the following slate of officers was appointed:

President	James Taylor Strickland
Vice President	Cecily VanHouten
Treasurer	Carter Harris
Secretary	Peggy Ripko
Assistant Secretary	Jennifer Bartlett

PUBLIC COMMENT

There were no public comments at this time.

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CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Consider approval of minutes of the November 15, 2021 Special Meeting.
- Ratification of payment of claims for the period beginning November 1, 2021 through April 30, 2022, in the amount of \$68,742.71.

Following review, upon motion duly made by Director Strickland, seconded by Director Harris and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

FINANCIAL MATTERS

Unaudited Financial Statements/Schedule of Cash Position: Ms. Wheeler reviewed the unaudited financial statements of the District for the period ending March 31, 2022.

Following review and discussion, upon motion duly made by Director Bartlett, seconded by Director Harris and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District for the period ending March 31, 2022.

2021 Audit: Ms. Wheeler reviewed the 2021 draft Audited Financial Statements with the Board.

Following review and discussion, upon motion duly made by Director Harris, seconded by Director Bartlett and, upon vote, unanimously carried, the Board approved the 2021 Audited Financial Statements and authorized execution of the Representations Letter, subject to legal and auditor review.

LEGAL MATTERS

There were no legal matters at this time.

COMMUNITY MANAGEMENT

Brightview Landscape Services: The Board discussed the Independent Contractor Agreement from Brightview Landscape Services for landscape maintenance.

Following discussion, upon motion duly made by Director Strickland, seconded by Director Bartlett and, upon vote, unanimously carried, the Board ratified the approval of the Independent Contractor Agreement from Brightview Landscape Services for landscape maintenance.

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Savatree Services: The Board discussed the proposal from Savatree Services for plant healthcare.

Landscape Committee: The Board discussed formation of the Landscape Committee.

Following discussion, upon motion duly made by Director Strickland, seconded by Director VanHouten and, upon vote, unanimously carried, the Board approved the Landscape Committee of Directors Harris and Bartlett.

Fox Street: The Board discussed the pet defecation on lawns.

Dog Tethering: The Board discussed dog tethering. The Board agreed that tethering is permissible as long as the dog owner is present.

Safety Grant Program: The Board discussed the safety grant program and use of allocation.

Warranty Replacement: The Board discussed the warranty replacements in Phase 3.


OTHER MATTERS

There were no other matters to discuss.

ADJOURNMENT

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

Respectfully submitted,

By: 
Secretary for the Meeting