

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE IRON WORKS VILLAGE METROPOLITAN DISTRICT HELD JUNE 7, 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 7th day of June, 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)
Cecily VanHouten (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 Carter Harris was excused.

Also In Attendance Were:

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

Sean Allen, Esq.; White Bear Ankele Tanaka & Waldron, P.C. (via Zoom)

Diane Wheeler; Simmons & Wheeler, P.C. (via Zoom)

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

Lauren, Merrillee Millar, Ann Musial, Eden Abraham and AJ Trujillo; Residents (via Zoom)

RECORD OF PROCEEDINGS

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.

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 Karns, seconded by Director Strickland and, upon vote, unanimously carried, the Agenda was approved, as presented.

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 Karns, 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.

PUBLIC COMMENT

There were no public comments at this time.

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Consider approval of Minutes of the December 15, 2020 special meeting and the April 12, 2021 Special Meeting.

RECORD OF PROCEEDINGS

- Ratification of payment of claims for the period April 12, 2021, in the amount of \$90,330.72 and June 7, 2021, in the amount of \$37,752.33.

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

FINANCIAL MATTERS

Financial Statements/Schedule of Cash Position: Ms. Wheeler reviewed the unaudited financial statements of the District for the period ending March 31, 2021.

Following review and discussion, upon motion duly made by Director Strickland, seconded by Director VanHouten and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District for the period ending March 31, 2021.

2020 Audit: Ms. Wheeler reviewed the 2020 draft Audited Financial Statements with the Board.

Following review and discussion, upon motion duly made by Director VanHouten, seconded by Director Karns and, upon vote, unanimously carried, the Board approved the 2020 Audited Financial Statements and authorized execution of the Representations Letter, subject to review by Director Harris, legal and auditor review.

COMMUNITY MANAGEMENT

Foxtail grasses: The Board discussed the removal of Foxtail grasses.

Following discussion, upon motion duly made by Director Strickland, seconded by Director VanHouten and, upon vote, unanimously carried, the Board approved removal of Foxtail grasses.

Landscape Maintenance: The Board reviewed the proposal from Brightview Landscape Services for miscellaneous enhancement projects.

Following discussion, upon motion duly made by Director Strickland, seconded by Director Karns and, upon vote, unanimously carried, the Board approved the proposal from Brightview Landscape Services to provide miscellaneous enhancements to the landscaping.

RECORD OF PROCEEDINGS

Snow Damage: The Board reviewed the proposal from Brightview Landscape Services for Snow Damage Repairs. No action was taken by the Board.

2018 Access Easement and Maintenance Agreement: The Board discussed the 2018 Access Easement and Maintenance Agreement.


The Board noted that the Enforcement Policy of the district under this easement.

Following discussion, upon motion duly made by Director Karns, seconded by Director Bartlett and, upon vote, unanimously carried, the Board approved the enforcement policy of the District under the 2018 Access Easement and Maintenance Agreement.

ADJOURNMENT

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

Respectfully submitted,

By: 
Secretary for the Meeting