

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE IRON WORKS VILLAGE METROPOLITAN DISTRICT HELD NOVEMBER 7, 2022

A Regular 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 November, 2022, at 6:00 p.m. and held via Zoom. The meeting was open to the public.

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### ATTENDANCE

#### Directors In Attendance Were:

James Taylor Strickland  
Carter Harris  
Jennifer Bartlett

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

#### Also In Attendance Were:

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

Sean Allen, Esq.; White Bear Ankele Tanaka & Waldron, P.C.

Jacob Antillon, Homeowner

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

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## RECORD OF PROCEEDINGS

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### ADMINISTRATIVE MATTERS

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

Following discussion, upon motion duly made by Director Harris, seconded by Director Bartlett 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 Harris, 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.

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### PUBLIC COMMENT

There were no public comments.

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### CONSENT AGENDA

**Consent Agenda:** The Board considered the following actions:

- Consider approval of minutes of the May 17, 2022 Special Meeting.
- Ratification of payment of claims for the period beginning June 30, 2022 through October 31, 2022, in the amount of \$59,599.20.

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

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### FINANCIAL MATTERS

**Unaudited Financial Statements/Schedule of Cash Position:** The Board reviewed the unaudited financial statements of the District for the period ending June 30, 2022 and schedule of cash position ending June 30, 2022.

Following review and discussion, upon motion duly made by Director Strickland, seconded by Director Harris and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District for the

## RECORD OF PROCEEDINGS

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period ending June 30, 2022 and schedule of cash position ending June 30, 2022.

**2022 Audit:** The Board discussed the engagement of Auditor to perform the 2022 Audit, not to exceed a \$600.00 increase over the prior year's cost.

Following review and discussion, upon motion duly made by Director Strickland, seconded by Director Bartlett and, upon vote, unanimously carried, the Board approved the engagement of Auditor to perform the 2022 Audit, not to exceed a \$600.00 increase over the prior year's cost.

**2022 Budget Amendment Hearing:** The President opened the public hearing to consider an amendment to the 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider an amendment to the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following review and discussion, the Board determined that a Budget Amendment was not necessary.

**2023 Budget Hearing:** The President opened the public hearing to consider the proposed 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following discussion, the Board considered the adoption of a Resolution to Adopt the 2023 Budget and Appropriate Sums of Money and to Set Mill Levies (for the General Fund at 16.000 mills and the Debt Service Fund at 43.000 mills, for a total mill levy of 59.000 mills). Upon motion duly made by Director Strickland, seconded by Director VanHouten and, upon vote, unanimously carried, the Resolution . Ms. Ripko was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Arapahoe County, not later than December 15, 2022. Ms. Ripko was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2023.

## RECORD OF PROCEEDINGS

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**DLG-70 Mill Levy Certification Form:** The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Strickland, seconded by Director Bartlett and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

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### **LEGAL MATTERS**

**Resolution Calling a Regular Election for Directors on May 2, 2023, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election:** The Board considered the adoption of the Resolution of the Board of Directors Calling Election. Attorney Allen discussed with the Board the designation of method for providing Notice of Call for Nominations.

Following consideration, upon motion duly made by Director Strickland, seconded by Director Bartlett and, upon vote, unanimously carried, the Board adopted the Resolution of the Board of Directors Calling Election.

**2023 Annual Administrative Resolution:** The Board considered the adoption of the 2023 Annual Administrative Resolution.

Following discussion, upon motion duly made by Director Strickland, seconded by Director VanHouten and, upon vote, unanimously carried, the Board adopted the 2023 Annual Administrative Resolution.

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### **COMMUNITY MANAGEMENT**

**Brightview Landscape Services:** The Board discussed the proposal from Brightview Landscape Services regarding authorization for extra work.

Following discussion, upon motion duly made by Director Strickland, seconded by Director VanHouten and, upon vote, unanimously carried, the Board ratified the approval of the proposal from Brightview Landscape Services and authorized the extra work.

**Brightview Landscape Services:** The Board discussed the proposal from Brightview Landscape Services for 2023.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director Strickland, seconded by Director Bartlett and, upon vote, unanimously carried, the Board approved the proposal from Brightview Landscape Services for 2023.

**Brightview Landscape Services:** The Board discussed the proposal from Brightview Landscape Services regarding snow removal for 2023.

Following discussion, upon motion duly made by Director Strickland, seconded by Director Bartlett and, upon vote, unanimously carried, the Board approved the proposal from Brightview Landscape Services regarding snow removal for 2023.

**Brightview Landscape Services:** The Board discussed the proposal from Brightview Landscape Services regarding planting trees.

Following discussion, upon motion duly made by Director Strickland, seconded by Director Bartlett and, upon vote, unanimously carried, the Board approved the proposal from Brightview Landscape Services regarding planting trees.

**Brightview Landscape Services:** The Board discussed the proposal from Brightview Landscape Services regarding tree removal.

Following discussion, upon motion duly made by Director Strickland, seconded by Director Bartlett and, upon vote, unanimously carried, the Board approved the proposal from Brightview Landscape Services regarding tree removal.

**Brightview Landscape ICA Auto Renewal:** The Board discussed the Brightview Landscape ICA Auto Renewal for 1-Year Per Section 2.

Following discussion, upon motion duly made by Director Strickland, seconded by Director Bartlett and, upon vote, unanimously carried, the Board confirmed the Brightview Landscape ICA Auto Renewal for 1-Year Per Section 2.

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### **OTHER MATTERS**

There were no other matters to discuss.

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## RECORD OF PROCEEDINGS

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### 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

<b>Title</b>	Iron Works Village MD
<b>File name</b>	002 Minutes.pdf
<b>Document ID</b>	d07256233e4984928868336bfb4fc0384c998c6d
<b>Audit trail date format</b>	MM / DD / YYYY
<b>Status</b>	● Signed

## Document History



SENT

**04 / 17 / 2023**

15:41:32 UTC

Sent for signature to Peggy Ripko (pripko@sdmsi.com) from pcorado@sdmsi.com  
IP: 50.78.200.153



VIEWED

**04 / 17 / 2023**

15:51:04 UTC

Viewed by Peggy Ripko (pripko@sdmsi.com)  
IP: 50.78.200.153



SIGNED

**04 / 17 / 2023**

15:51:24 UTC

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15:51:24 UTC

The document has been completed.