

# 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 DECEMBER 15, 2020

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 15th day of December, 2020, 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 conference call.

### ATTENDANCE

#### Directors In Attendance Were:

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

#### 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)

Aaron Foy- Developer (via Zoom)

Nick Steele – Berkadia (via Zoom)

Jason Sisk, Ty Oliver, Collin Varney, Anna Perry Stevens, Natalie Whitney, Stephanie Parrino, Chris Sandelli, Stephanie (No last name given); Residents

### 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.

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Attorney Allen 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 Harris, 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 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.

### PUBLIC COMMENT

There were no public comments at this time.

### FINANCIAL MATTERS

Possible Additional Builder Advance: Attorney Allen and Mr. Foy presented to the Board. In order to keep apartment operations fees the same, the developer offered to provide a contribution that will cover any shortfall and anticipated developer advances, along with concessions regarding landscape.

Following discussion, upon motion duly made by Director Strickland, seconded by Director VanHouten and, upon vote, unanimously carried, the Board approved the additional builder advance.

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### **OTHER BUSINESS**

**Landscape Contract:** The Board discussed concerns with the performance of CoCal Landscaping.


Following discussion, upon motion duly made by Director Strickland, seconded by Director VanHouten and, upon vote, unanimously carried, the Board directed staff to request a new account manager.

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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 VanHouten and, upon vote, unanimously carried, the meeting was adjourned.





Respectfully submitted,

By:   
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Secretary for the Meeting

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