

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS  
OF  
IRON WORKS VILLAGE METROPOLITAN DISTRICT

Held: December 6, 2019, at 10:00 a.m., at 2154 East Commons Avenue, Suite 2000, Centennial, Colorado.

**Attendance**

The meeting referenced above was held in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve, were in attendance:

Aaron Foy  
Lee Merritt  
Maria Tom  
Jason Ferdig  
Doug Erpelding

*Also present for the District: K. Sean Allen, White, Bear, Ankele, Tanaka & Waldron, P.C., District general counsel; Cathy Hamilton, Simmons & Wheeler, P.C., District Accountant; Peggy Ripko, Community Management Division Manager, Special District Management Services, Inc.[KSA1].*

**Call to Order/Declaration of Quorum**

With a quorum of the Board participating, the Directors confirmed their qualification to serve and Director Foy called the meeting to order.

**Conflict of Interest Disclosures**

Mr. Allen advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Allen reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Allen noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Approval of Agenda**

Mr. Allen presented the Agenda to the Board for consideration. Following discussion, upon a motion duly made by Director Merritt and seconded by Director Foy, the Board unanimously approved the agenda with the project funds and Requisition amounts added.

**Public Comment**

None.

**Approval of Minutes from  
March 28, 2019 Meeting**

Mr. Allen presented the March 28, 2019 meeting minutes to the Board for consideration. Following discussion, upon motion duly made by Director Foy and seconded by Director Ferdig, the Board approved the minutes.

**Management Matters**

SDMS Report (Peggy Ripko)/Snow Removal Services

Mr. Ripko provided the Board with a general report regarding community inspections. It was noted that the developer has been using CoCal for landscape and snowplow services. Board discussed having the District enter in to snow removal agreement with CoCal for the areas accepted by the District. Motion by Director Merritt, second by Director Ferdig, the Board approved CoCal snow removal services.

**Landscape Maintenance  
Dedication/Turnover and  
Services**

(i) Phase 1 and 2A,  
Contractor Warranty Period,  
Site Walk & Punch List

Director Lee provided the Board with a general update. It was noted that phase one is completed, out of warranty with installer and ready for walk through.

(ii) Tract Dedications –  
Special Warranty Deed

It was noted that the Developer deeding of completed tracts to the District will wait until completion of the walk-throughs, punch lists and confirmation of no liens or interfering encumbrances on such tracts. . Following discussion, upon motion duly made by Director Ferdig and seconded by Director Foy, the Board approved the acceptance of such tracts upon satisfaction of all conditions.

(iii) Property/Structure  
Insurance For Dedicated  
Tracts and Improvements

The Board engaged in a general discussion regarding the replacement cost provided for the improvements via the certified improvement cost acquisition and reimbursement documents.

**Administrative Matters**

Consider Adoption of  
Resolution Calling May  
2020 Election

Mr. Allen presented the Resolution Calling May 2020 Election. Following discussion, upon motion duly made by Director Foy and seconded by Director Tom, the Board adopted the resolution.

Consider Adoption of  
Resolution Concerning  
Electronic Meeting Notices

Mr. Allen presented the Resolution Concerning Electronic Meeting Notices. Following discussion, the Board determined to deferred consideration until resident directors are on the board.

Consider Adoption of  
Resolution Establishing

Mr. Allen presented the Resolution Establishing Guidelines for the Collection of Delinquent Fees and Charges. Following discussion, upon motion duly made by Director Erpalding and seconded by

Guidelines for the  
Collection of Delinquent  
Fees and Charges

Director Tom, the Board adopted the resolution.

### **Financial Matters**

Consider Approval of  
Payables/Financials

Ms. Hamilton presented the current and interim payables and financial statements dated September 30, 2019. Following discussion, upon motion duly made by Director Foy and seconded by Director Ferdig, the Board adopted the resolution.

Public Hearing on 2019  
Budget  
Amendment/Consider  
Adoption of Resolution

Director Foy opened the public hearing on the 2019 Budget Amendment. Mr. Allen noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Allen reviewed the Resolution Amending the 2019 Budget with the Board. Following discussion, upon a motion duly made by Director Ferdig and seconded by Director Foy, the Board unanimously adopted the resolution amending the Debt Service Fund to \$188,000.

Public Hearing on 2020  
Budget/Consider Adoption  
of Resolution Approving

Director Foy opened the public hearing on the proposed 2020 Budget. Mr. Allen noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Allen reviewed the 2020 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2020 Budget, appropriating funds therefor and certifying 10.000 mills for the general fund and 55.664 mills for the debt service fund.

Bond Project Fund Balance  
and Year-to-Date  
Requisitions

The Board engaged in a general discussion regarding the Bond Project Fund Balance (approx. \$522,195) and Year-to-Date Requisitions (\$2,272,396 for requisition Nos. 1 & 2).

Consider IDES Cost  
Certification  
Report/November 20, 2019  
Hold Back and Release  
Letter/Statement of  
Completion; New Phasing  
Map; Developer Completion  
of Reimbursement and  
Acquisition Agreement

The Board engaged a general discussion and consideration of the IDES Cost Certification Report, November 20, 2019 Hold Back and Release Letter, Statement of Completion, phasing map, developer completion of Reimbursement and Acquisition Agreement requirements.

Requirements

Consider Adoption of Acquisition Resolution and Requisition No. 3 from 2018 Bond Project Fund

The Board reviewed the Acquisition Resolution and Requisition No. 3 from the 2018 Bond Project Fund for requisition and reimbursement to the developer in the certified amount of \$518,377.98. Following discussion, upon motion duly made by Director Ferdig and seconded by Director Foy, the Board unanimously adopted the resolution.

Other Financial Matters

None

Other Business

It was noted to use the Stratagem for the 2019 audit.

**Adjournment**

There being no further business to come before the Board, and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing minutes were approved by the Board of Directors on April 22, 2020.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

*Jason Ferdig*

Jason Ferdig (Jun 26, 2020 08:45 MDT)

---

Secretary for the Meeting









# Iron Works Village MD - 2020-04-22 Meeting Packet

Final Audit Report

2020-06-26

Created:	2020-06-25
By:	Rose Vallesio (rvallesio@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXFXMKD7zK0HFSPBCM-SFTaoWUV_c8xtS

## "Iron Works Village MD - 2020-04-22 Meeting Packet" History

-  Document created by Rose Vallesio (rvallesio@wbapc.com)  
2020-06-25 - 3:44:56 PM GMT- IP address: 50.209.233.181
-  Document emailed to Aaron Foy (aaron@blvdbuilders.com) for signature  
2020-06-25 - 3:47:52 PM GMT
-  Email viewed by Aaron Foy (aaron@blvdbuilders.com)  
2020-06-25 - 3:57:23 PM GMT- IP address: 96.69.184.129
-  Document e-signed by Aaron Foy (aaron@blvdbuilders.com)  
Signature Date: 2020-06-25 - 10:51:43 PM GMT - Time Source: server- IP address: 96.69.184.129
-  Document emailed to Jason Ferdig (jason@blvdbuilders.com) for signature  
2020-06-25 - 10:51:45 PM GMT
-  Email viewed by Jason Ferdig (jason@blvdbuilders.com)  
2020-06-25 - 11:23:19 PM GMT- IP address: 76.25.182.219
-  Document e-signed by Jason Ferdig (jason@blvdbuilders.com)  
Signature Date: 2020-06-26 - 2:45:09 PM GMT - Time Source: server- IP address: 96.69.184.130
-  Signed document emailed to Rose Vallesio (rvallesio@wbapc.com), Jason Ferdig (jason@blvdbuilders.com) and Aaron Foy (aaron@blvdbuilders.com)  
2020-06-26 - 2:45:09 PM GMT