

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

Held: April 22, 2020, at 2:00 p.m., held via conference call (303)
858-1802 and dial pin code 1108.

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; and community residents/director elects

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 and seconded, the Board unanimously approved the agenda.

**Consider Adoption of
Resolution Declaring**

The Board reviewed the Resolution Declaring Emergency Procedures to Authorize Telephonic Regular and Special Meetings in Lieu of In-

Emergency Procedures to Authorize Telephonic Regular and Special Meetings in Lieu of In-Person Meetings

Person Meetings. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Public Comment

Mr. Allen and Director Foy provided a general overview regarding what is a District and what does a District do for the public in attendance.

Approval of Minutes from December 6, 2019 Meeting

Mr. Allen presented the December 6, 2019 meeting minutes to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the minutes.

Management Matters SDMS Report (Peggy Ripko)

Ms. Ripko provided the SDMS report, and noted that there was a temporary suspension of covenant enforcement due to COVID-19 burdens and impacts.

Ms. Ripko gave a general overview of her role as District Manager and provided an overview on District responsibilities relative to covenant enforcement and landscape matters.

Snow Removal Services (CoCal)

Ms. Ripko provided a general updated regarding the snow removal services.

Landscape Maintenance Dedication/Turnover

It was noted that the Phase 1 and 2A, Site Walk & Punch list needs to be scheduled so that the District can accept the tracts.

The Tract Dedications/Special Warranty Deed is to be completed after the walk through, once that is completed, the District will accept the dedications.

Administrative Matters

May 2020 Director Election Report

The Board engaged in a general discussion regarding the May 2020 Director Election.

Discuss Meeting Location, Meeting Schedule

The Board engaged in a general discussion regarding the meeting location and schedule. The Board noted the Englewood City Center's 2nd Floor and the May Flower Church as options for a new meeting location. Director elect Harris volunteered to look into meeting location options.

Consider Adoption of 2020 Annual Administrative Resolution

The Board reviewed the 2020 Annual Administrative Resolution. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.

Consider Adoption of Resolution Establishing an Electronic Signature Policy

The Board reviewed the Resolution Establishing an Electronic Signature Policy. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.

Consider Adoption of Resolution Concerning Electronic Meeting Notices

The Board reviewed the Resolution Concerning Electronic Meeting Notices. Following discussion, the Board deferred action until the next meeting.

Financial Matters

Consider Approval of Payables/Financials

Ms. Hamilton presented the current and interim payables and financial statements dated March 31, 2020. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.

2019 Audit

The Board reviewed the 2019 Draft Audit. Following discussion, upon motion duly made and seconded, the Board approved the audit subject to review.

Other Financial Matters

Ms. Hamilton described the monthly invoice approval and payment process to the incoming director elects. All directors are authorized signers on the banking account.

Other Business

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

Home Completion Report

Director Foy provided a general update about final home construction in Phrase 3.

South Box Street Parking

It was noted that an individual who lives in the adjacent apartments but has been parking a vehicle on the South Box Street. Local law enforcement has been notified and have made contact.

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 August 31, 2020.

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

Secretary for the Meeting