

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE IRON WORKS VILLAGE METROPOLITAN DISTRICT HELD NOVEMBER 2, 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 Monday, the 2nd day of November, 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)

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

Jason Sisk and Peter Wiechecki; Potential building owners (via Zoom)

Aaron Foy- Developer (via Zoom)

Merrilee Millar, Tyler Yeaman, Tyler (last name unknown), Ann Musial, Mallory Varney, Jourdan Baldwin, Anna Perry Stevens, Phu Nguyen, Tim Whitney, Alex Hampel, Kit Bargmann, Anne Musial, Caera Mcnamara, Elesha Burford, Blake Watter, Sandy Glatt, Hannah Schmitz; residents (via Zoom)

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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.

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 VanHouten 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 VanHouten 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.

§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2021: The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2021.

Following discussion, the Board determined to post the required transparency notice information on the Special District Association's website.

PUBLIC COMMENT

Taylor Strickland requested contact information for the apartments.

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

- Approve the Minutes of the August 31, 2020 special meeting.
- Ratify payment of claims for the period ending September 30, 2020.
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Following discussion, upon motion duly made by Director Harris, seconded by Director VanHouten and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

FINANCIAL MATTERS

Financial Statements: Ms. Wheeler reviewed with the Board the unaudited financial statements for the period ending September 30, 2020 and schedule of cash position ending September 30, 2020.

Following review and discussion, upon motion duly made by Director VanHouten, seconded by Director Strickland and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2020 and schedule of cash position ending September 30, 2020.

Operations and Maintenance Fee for Apartment Units: The Board reviewed the First Amended and Restated Resolution Concerning the Imposition of Operations Fee.

Following review and discussion, upon motion duly made by Director VanHouten, seconded by Director Strickland and, upon vote, unanimously carried, the Board adopted the First Amended and Restated Resolution Concerning the Imposition of Operations Fee.

2020 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution to Amend the 2020 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2020 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.

It was noted than an amendment to the 2020 Budget is not needed.

2021 Budget Hearing: The President opened the public hearing to consider the proposed 2021 Budget and discuss related issues.

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It was noted that publication of Notice stating that the Board would consider adoption of the 2021 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.

Ms. Wheeler reviewed the estimated 2020 expenditures and the proposed 2021 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2020-11-02 to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution No. 2020-11-03 to Set Mill Levies (for the General Fund at 10.000 mills and the Debt Service Fund at 55.664 mills, for a total mill levy of 65.664 mills). Upon motion duly made by Director Strickland, seconded by Director VanHouten and, upon vote, unanimously carried, Resolution No. 2020-11-02 to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution No. 2020-11-03 to Set Mill Levies were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2020. 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, 2020. Ms. Ripko was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2021. Copies of the adopted Resolutions are attached to these Minutes and incorporated herein by this reference.

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 Harris, seconded by Director Strickland 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

Preparation of 2020 Audit: The Board reviewed the engagement letter from Wipfli LLP to perform the 2020 Audit.

Following discussion, upon motion duly made by Director Harris, seconded by Director Strickland and, upon vote, unanimously carried, the Board approved

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the engagement of Wipfli LLP to perform the 2020 Audit, for an amount not to exceed \$4,000.

Bill.Com Invoice Payment Program: Ms. Wheeler discussed with the Board the use of bill.com for processing accounts payable.

Following discussion, upon motion duly made by Director Harris, seconded by Director Bartlett and, upon vote, unanimously carried, the Board authorized the use of bill.com.

COMMUNITY MANAGEMENT

Curb Painting and No Parking Signs: The Board discussed curb painting and No Parking signs. Ms. Ripko will set up a meeting with Fire Marshall and the Board.

Rules, Regulations and Guidelines: The Board discussed the Amended Rules and Regulations and Guidelines.

Following discussion, upon motion duly made by Director VanHouten, seconded by Director Strickland and, upon vote, unanimously carried, the Board approved the Amended Rules and Regulations and Guidelines.

District Website: The Board discussed the creation of a District Website. The Board authorized staff to go through SIPA for the creation of a website.

Installation Dog Waste and Trash Stations: The Board discussed the installation of dog waste and trash stations within the District.

Following discussion, upon motion duly made by Director VanHouten, seconded by Director Bartlet and, upon vote, unanimously carried, the Board authorized the installation of three trash stations.

Engagement of Towing Company: The Board discussed the engagement of a Towing Company.

Following discussion, upon motion duly made by Director VanHouten, seconded by Director Bartlet and, upon vote, unanimously carried, the Board authorized the engagement of a Towing Company.

New Landscaping/Snow Removal Company: The Board discussed the engagement of a new landscaping/snow removal company.

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Following discussion, upon motion duly made by Director Harris, seconded by Director VanHouten and, upon vote, unanimously carried, the Board authorized staff to draft landscape proposals and go out for bid.

OTHER BUSINESS

District Operations: There were no updates.

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting