

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
INDY OAK TOD METROPOLITAN DISTRICT
(THE “DISTRICT”)
HELD
AUGUST 26, 2024**

A Regular Meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on Monday, August 26, 2024, at 6:00 p.m. This District Board meeting was held by Zoom videoconference and teleconference. The meeting was open to the public via Zoom.

ATTENDANCE

Directors in Attendance Were:

Eric Knorr
Judson Connelly
Alex Braico

Also In Attendance Were:

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

Suzanne Meintzer, Esq.; McGeady Becher P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

James Ward; Member of the Public

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Meintzer noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State and to the Board. The Board members were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. Attorney Meintzer noted for the record that no Board members made any disclosures prior to this meeting as all Board members are residents of the District and no disclosures were made during the meeting.

**ADMINISTRATIVE
MATTERS**

Agenda: Ms. Ripko reviewed the proposed Agenda for the Regular Meeting with the Board.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board excused the absence of Director Anderson and approved the Agenda.

RECORD OF PROCEEDINGS

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 Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board determined to conduct this meeting via Zoom videoconference and teleconference and encouraged public participation via Zoom. The Board noted that notice of this meeting and the Zoom videoconference and teleconference access information was duly posted and that it had not received any objections to the meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries.

Meeting Minutes: The Board reviewed the Minutes of the April 22, 2024 Regular Meeting.

Following review and discussion, upon motion duly made by Director Knorr, seconded by Director Braico and, upon vote unanimously carried, the Board approved the Minutes.

PUBLIC COMMENT

Mr. Ward inquired about replacement of dead trees in tracts near his home. Ms. Ripko noted that landscaping matters would be addressed later in the meeting.

FINANCIAL MATTERS

Payment of Claims: Ms. Wheeler reviewed the payment of claims in the amount of \$77,895.52.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board approved the payment of claims in the amount of \$77,895.52.

Unaudited Financial Statements: The Board reviewed the unaudited financial statements for the period ending June 30, 2024.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Braico and, upon vote unanimously carried, the Board approved the unaudited financial statements for the period ending June 30, 2024.

2023 Audit: Ms. Wheeler reviewed the 2023 Audit with the Board.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Braico and, upon vote unanimously carried, the

RECORD OF PROCEEDINGS

Board ratified approval of the 2023 Audit, subject to final legal review, and authorized execution of the Representations Letter.

LEGAL MATTERS

New Legislation: Attorney Meintzer presented recent special district legislation to the board.

District Website Accessibility: Attorney Meintzer discussed website accessibility matters with the Board. Ms. Ripko noted that SDMS will coordinate any website accessibility compliance.

LANDSCAPE MATTERS

Landscape Walk on Tract C to be Accepted from Century at Oak Street, LLC: The Board discussed the Landscape Walk on Tract C to be accepted from Century at Oak Street, LLC. A final walk through is in the process of being scheduled.

Landscape Walks on Tracts to be accepted from Century at Pearson Grove, LLC: The Board discussed the Landscape Walks on Tracts to be accepted from Century at Pearson Grove, LLC.

Repairs from Snow Removal Property Damage: The Board discussed the repairs from snow removal property damage.

Proposal from Environmental Designs, LLC for Lawn and Soil Replacement: The Board reviewed the proposal from Environmental Designs, LLC for lawn and soil replacement in the amount of \$1,886.00.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for lawn and soil replacement in the amount of \$1,886.00 and approved the Task Order for same.

Proposal from Environmental Designs, LLC for Tree Replacement: The Board reviewed the proposal from Environmental Designs, LLC for tree replacement in the amount of \$6,052.00.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Braico and, upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for tree replacement in the amount of \$6,052.00 and approved the Task Order for same.

RECORD OF PROCEEDINGS

Proposal from Environmental Designs, LLC for 2024/2025 Snow Removal and Holiday Lighting: The Board reviewed the proposal from Environmental Designs, LLC for 2024/2025 Snow Removal and Holiday Lighting.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for 2024/2025 Snow Removal and Holiday Lighting.

Proposal of Estimate and New Pricing from Pet Scoop, Inc.: The Board reviewed the proposal of estimate and new pricing from Pet Scoop, Inc. for dog station maintenance.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board approved the proposal of estimate and new pricing from Pet Scoop, Inc. for dog station maintenance and approved the Task Order for same.

Estimate from Property Solutions Team LLC: The Board reviewed the estimate from Property Solutions Team LLC for fence repair in the amount of \$1,119.04.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board ratified approval of the estimate from Property Solutions Team LLC for fence repair in the amount of \$1,119.04.

DIRECTOR MATTERS


Storm Water Billing: The Board discussed irrigation repair invoices and storm water billing.

Other: None.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Knorr, and seconded by Director Braico, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting