

**MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS OF THE  
NORTHRIDGE ESTATES METROPOLITAN DISTRICT NOS. 1-3  
HELD NOVEMBER 29, 2023**

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A joint special meeting of the Boards of Directors (the “**Boards**”) of the Northridge Estates Metropolitan District Nos. 1-3 (the “**District**”) was held on Wednesday, November 29, 2023, at 5:00 p.m. held exclusively by means of Zoom webinar. The meeting was open to the public.

ATTENDANCE

District 1 -Directors in Attendance:

Sara Freisl  
Angela Garcia  
Leslie Brown  
Kelsey Phillips  
Joshua Montoya

Districts 2 and 3 – Directors in Attendance:

Donald Guerra  
Robert Eck  
Leslie Brown  
Marvin Davis

Directors Absent:

None

Also in Attendance:

Alex Carlson, Dave Dressler, and Molly Mild - Centennial Consulting Group, LLC  
David Greher, Cockrel Ella Glesne Greher & Ruhland, P.C.  
5 - Members of the community

Call to Order: Mr. Carlson called the meeting to order.

Disclosures of Potential Conflicts of Interest: The Boards discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Boards of Directors and to the Secretary of State. Mr. Carlson noted that a quorum was present in District Nos. 1, 2, and 3 and requested members of the Boards 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. District Counsel noted that all Directors’ Disclosure Statements had been filed by the statutory deadline.

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Approval of Agenda: Following review, Director Phillips moved to add item 6f. “Consider appointment to fill Board vacancy”, item 7d. “Discuss Architectural Review Fees”, and item 7e. “Discuss the addition of Speed Bumps within the community” to the agenda. Director Freisl seconded, and upon vote the motion was unanimously carried.

ADMINISTRATIVE  
MATTERS

Minutes: The Boards considered approval of the minutes from the August 2, 2023 Special Meeting. Director Eck moved to table the minutes for the next meeting. Director Guerra seconded, and the motion was unanimously carried.

FINANCIAL  
MATTERS

Unaudited Financial Statements: Mr. Dressler presented the Unaudited Financial Statements for the period ending August 31, 2023. Director Guerra moved to approve the Unaudited Financial Statements for the period ending August 31, 2023. Director Brown seconded, and the motion was unanimously carried.

Ratification of Claims: Mr. Dressler presented the claims for the period of July 31, 2023 through August 31, 2023. Director Guerra moved to ratify the claims for the period ending August 31, 2023. Director Brown seconded, and the motion was unanimously carried.

Ratification of 2022 Audits (Districts 1 & 3): Following review and discussion, Director Brown moved to ratify the 2022 Audits for Districts Nos. 1 and 3. Director Phillips seconded, and the motion was unanimously carried.

Ratification of 2022 Audit Exemption (District 2): Following review and discussion, Director Brown moved to ratify the 2022 Audits for District No. 2. Director Phillips seconded, and the motion was unanimously carried.

Discuss 2023 Audit Requirements: Following discussion, Director Guerra made a motion for Director Brown to sign the audit engagement agreements, not to exceed \$16,000. Director Brown seconded, and the motion was unanimously carried.

Public Hearing on 2023 Budget Amendments and Consider Adoption of Resolution Amending 2022 Budgets (Districts 1 & 2): Director Guerra opened the public hearing. Hearing no comments Director Guerra closed the public hearing. Following review, Director Freisl moved to approve the Amended 2022 Budget for District No. 1. Director Brown seconded, and the motion was unanimously carried. Director Brown moved to approve the Amended 2022 Budget for District No. 2. Director Guerra seconded, and the motion was unanimously carried.

Public Hearing on 2024 Budget and Consider Adoption of Resolution Adopting 2024 Budgets: Director Guerra opened the public hearing. Hearing no comments Director Guerra closed the public hearing. Following review, Director Brown moved to approve the 2024 Budget for District No. 1. Director Freisl seconded, and the motion was unanimously carried. Director Guerra moved to approve the 2024 Budget for District No. 2. Director Brown seconded, and the motion was unanimously carried. Director Guerra moved to approve the 2024 Budget for District No. 3. Director Eck seconded, and the motion was unanimously carried.

## LEGAL MATTERS

Resolutions Designating Posting Location: Following discussion, Director Eck moved to adopt the Resolutions Designating Posting Location for District Nos. 1-3. Director Guerra seconded, and the motion unanimously carried.

Resolution to Establish an Operations Fee: Following review and discussion, Director Freisl moved to approve the Resolution to Establish an Operations Fee of \$480 per year, billed monthly, subject to City Approval. Director Phillips seconded, and the motion was unanimously carried.

2024 Engagement of Centennial Consulting Group as District Accountant and Manager: Following review and discussion, Director Freisl moved to approve Centennial Consulting Group as Accountant and Manager for the Districts. Director Brown seconded, and the motion was unanimously carried.

Adoption of Resolutions Exercising Option Not to Provide Workers' Compensation Insurance Coverage for Board Members for Policy Year 2024: Following review, Director Guerra moved to approve the Resolutions Exercising Option Not to Provide Workers' Compensation Insurance Coverage for Board Members for Policy Year 2024. Director Brown seconded, and the motion was unanimously carried.

Ratify 2022 Annual Report and Authorize Filing of 2023 Annual Report: Following review, Director Guerra moved to ratify the 2022 Annual Report and authorize filing the 2023 Annual Report. Director Brown seconded, and the motion was unanimously carried.

Consider Appointment of Resident Board: Following discussion, Director Guerra nominated Kyle Moore to the vacancy on the District No. 2 Board subject to confirmation of Mr. Moore's qualifications. Director Eck seconded, and the motion was unanimously carried.

## DISTRICT MATTERS

Ratification of Snow Removal Agreement with Brightview Landscape Services (District 3): Following discussion, Director Freisl moved to

ratify the Snow Removal Agreement with Brightview Landscape Services for District No. 3. Director Phillips seconded, and the motion was unanimously carried.

Discuss Approval of Landscape Maintenance Agreement with Brightview Landscape Services (District 3): Following discussion, Director Freisl moved to approve the Landscape Maintenance Agreement with Brightview Landscape Services for District No. 3. Director Phillips seconded, and the motion was unanimously carried.

Discuss Regular Meeting Schedule: The Boards discussed. Meetings will be scheduled quarterly.

Architectural Review Fees: Following discussion, Director Freisl moved to approve the reduction of Architectural Review Fees to \$10. Director Phillips seconded, and the motion passed unanimously.

Discussion of Speed Bumps: The Boards discussed.

PUBLIC  
COMMENTS

None.

OTHER BUSINESS

None.

ADJOURNMENT

Director Phillips moved to adjourn the meeting at 7:05 PM. Director Freisl seconded, and the motion was unanimously carried.

Respectfully submitted,

By Alex Carlson

Secretary for the Meeting





# NEMD - 11.29.2023\_Meeting Minutes Final Draft

Final Audit Report

2024-02-09

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|-----------------|---|
| Created:        | 2024-02-08                                  |
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| Status:         | Signed                                      |
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