

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
MAY 13, 2025

A regular meeting of the Board of Directors (the “Board”) of the Reunion Metropolitan District (the “District”) was convened on Tuesday, May 13, 2025 at 6:00 p.m. This Board meeting was held virtually via Zoom. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Brett Price, President
Bertrand Bauer, Secretary
Tim Roberts, Assistant Secretary
Jennifer Hepp, Director

The absence of Director Rau was excused.

Also, in attendance were:

Matt Urkoski, Anna Jones, and Shelby Clymer; CliftonLarsonAllen LLP (“CLA”)
David Greher, Esq. and Sarah Luetjen; Cockrel Ela Glesne Greher and Ruhland, P.C.
Raul Martinez; Reunion Metropolitan District
Curtis Hain; MSI
Misty Schissler; YMCA
Members of the Public

ADMINISTRATIVE MATTERS

Confirm quorum, Call to Order and Disclosures of Potential Conflicts of Interest:

The meeting was called to order at 6:03 p.m. by President Price. A quorum was confirmed. The members of the Board have been requested 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 statute. It was noted by Mr. Greher that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors prior to this meeting. No additional conflicts were disclosed at the meeting.

Approve Agenda, Confirm Location of Meeting and Posting of Meeting Notice:

Following discussion, upon a motion duly made by President Price, seconded by Director Roberts and, upon vote, unanimously carried, the Board approved the agenda, as presented, and excused Director Rau.

Public Comment:

A resident discussed issues regarding pigeons and prairie dogs and asked for some action be taken or solutions suggested.

May 6, 2025 Regular Election:

Mr. Greher informed the Board that at the close of business on March 4, 2025, there were not more candidates for Director than offices to be filled on the Board; therefore, as authorized by the Resolution Calling for the Election, the designated election official canceled the election. President Price and Director Rau were declared elected for four-year terms expiring in May 2029. Director Hepp was declared elected for a two-year term expiring in May 2027.

Consider election of Officers: Following discussion, upon motion duly made by Director Roberts, seconded by President Price and, upon vote unanimously carried, the following slate of officers were elected for the District:

President: Brett Price
Secretary: Bertrand Bauer
Treasurer: Bruce Rau
Assistant Secretary: Jennifer Hepp
Assistant Secretary: Tim Roberts

CONSENT AGENDA: Following review and discussion, upon a motion duly made by President Price, seconded by Director Hepp, upon vote, unanimously carried, the Board approved the following Consent Agenda item, as presented.

Minutes of February 4, 2025 Regular Meeting.

MANAGER MATTERS

Parks/Irrigation Manager's Report:

Mr. Martinez reviewed the report enclosed in the packet.

Recreation and Programming Report:

Ms. Schissler reviewed the report that was enclosed in the packet.

1. Proposal form Summit Fire Protection for fire alarm system panel replacement
Ms. Schissler reviewed the proposal with the Board. No action taken.
2. Proposal from Pye Baker for the fire alarm system panel replacement
Ms. Schissler reviewed the proposal with the Board, recommending approval. Following discussion, upon a motion duly made by President Price, seconded by Director Roberts and, upon vote unanimously carried, the Board the proposal from Pye Baker for the fire alarm system panel replacement in the amount of \$6,640.00,

Community Manager's Report:

Mr. Hain reviewed the report that was enclosed in the packet.

FINANCIAL MATTERS

Payment of Claims:

Ms. Clymer reviewed the payment of claims with the Board. Following discussion, upon a motion duly made by President Price, seconded by Director Roberts and, upon vote, the Board ratified and/or approved claims in the amount of \$1,773,888.35.

March 31, 2025 Unaudited Financial Statements:

Ms. Clymer reviewed the unaudited financial statements for the period ending March 31, 2025 with the Board. Following discussion, upon a motion duly made by Director Hepp, seconded by Director Roberts and, upon vote, unanimously carried, the Board accepted the March 31, 2025 Unaudited Financial Statements as presented.

Update on 2024 Audit:

Ms. Clymer reviewed the 2024 draft audit. Following review, upon a motion duly made by President Price, seconded by Director Bauer and, upon vote unanimously carried, the Board approved the 2024 Audit as presented, subject to any comments from District Counsel.

ENGINEER MATTERS

Funding for the ERU's and tap size required for the remaining tap located within Reunion Ridge Filng #1; Assignment of Bill of Sale:

Ms. Clymer discussed the funding with the Board. Following discussion, upon a motion duly made by President Price, seconded by Director Bauer and, upon vote unanimously carried, the Board ratified approval of the Assignment of the Bill of Sale.

Easement agreement and expenditures related to relocating water controls at the corner of 104th and Tower Road:

Mr. Greher reviewed a draft easement agreement with the Board, which Mr. Urkoski shared electronically. Mr. Greher indicated that the easement agreement included boilerplate language for construction of the new water controls and access thereafter. Following discussion, upon a motion duly made by President Price, seconded by Director Roberts and, upon vote unanimously carried, the Board approved the easement agreement and expenditures related to relocating water controls at the corner of 104th and Tower Road, in an amount not to exceed \$25,000.00.

LEGAL MATTERS

Executive Session to receive legal advice from District counsel on specific legal questions pursuant to Section 24-6-402(4)(b), C.R.S., regarding pending litigation and matters related to collection of unpaid fees and charges:

The Board tabled this matter and did not go into executive session.

Approve action, if necessary, regarding matters discussed during Executive Session:

Not applicable.

OTHER BUSINESS

Rescheduling next meeting:

Mr. Urkoski discussed delaying the August meeting until September to allow time to provide a draft 2026 Budget. Following discussion, the Board approved cancelling the August meeting and scheduling a special meeting in September, with a date to be determined.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by President Price, seconded by President Hepp and, upon vote unanimously carried, the meeting was adjourned at 6:46 p.m.