

---

## RECORD OF PROCEEDINGS

---

### Minutes of Regular Board Meeting Board of Directors of Mountain Sky Metropolitan District March 4, 2024

A regular meeting of the Board of Directors of the Mountain Sky Metropolitan District was held at 10:00 a.m., March 4, 2024, remotely via Zoom.

#### **Attendance**

The following Directors were present and acting:

- Gene Osborne
- Kimberly Martel (Absence Excused)
- Christopher Pelton
- Stephen Newcomb

Also present:

- Evan Redmond, Teleos Management Company
- Marlene Pappas, Teleos Management Company
- Joan Fritsche, Fritsche Law, LLC
- Eric Weaver, Marchetti & Weaver, LLC
- Avery Weaver, Marchetti & Weaver, LLC
- Chase Hanusa, IDES
- Members of the Public

#### **Call to Order**

Chairman Osborne called the regular meeting to order at 10:28 a.m.

#### **Quorum**

Chairman Osborne, noted a quorum of the Board was present, and that the Directors have confirmed their qualifications to serve, and therefore called the regular meeting of the Board of Directors of the Mountain Sky Metropolitan District to order at 10:28 a.m.

#### **Disclosures**

Ms. Fritsche advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which Chairman Osbourne disclosed his conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The other Board members indicated they are qualified as residents and property owners within the District and are not required to file conflict disclosure forms prior to the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

#### **Public Comment**

None.

---

## RECORD OF PROCEEDINGS

---

---

### MOUNTAIN SKY METROPOLITAN DISTRICT

March 4, 2024, Regular Meeting Minutes

---

**Consider  
Appointment of  
Director/Certificate  
of Appointment &  
Oath of Office**

Upon a motion duly made by Chairman Osborne and seconded by Director Newcomb, it was unanimously

**RESOLVED**, to table the appointment of a candidate for the vacant Board position as there is more than one property owner interested in the Board position. The Board determined to have the candidates fill out a brief questionnaire and the Board will review the candidates and fill the vacancy at the next meeting.

**Minutes**

The Minutes of the October 25, 2023, special Board meeting were reviewed by the Board.

Upon a motion duly made by Director Newcomb and seconded by Director Pelton, it was unanimously

**RESOLVED**, to approve the minutes of the October 25, 2023, special Board meeting as presented.

**Management  
Report**

Mr. Redmond went over the Management Report with the Board. There were no questions or concerns.

**Annual Meeting  
Date Discussion**

Mr. Redmond discussed having the Annual Meeting during a get together at the park during the Summer. The Board and members of the public indicated a preference for keeping the Annual Meeting with the District's budget hearing and possibly holding a separate social event at the park in the summer.

**Committees  
(Landscape, Social,  
Design)**

Mr. Redmond indicated there has been no interest by residents in serving on the landscape, social, or design committees.

**Newsletters**

Ms. Pappas went over the newsletter format and what content would be in the upcoming newsletters. She informed the Board of the cost and time for preparing and distributing the quarterly newsletters. There were no further questions.

**Legal Matters**

Following discussion and upon a motion duly made by Chairman Osborne and seconded by Director Newcomb, it was unanimously,

**RESOLVED**, to ratify the approval of the updated Landscaping Contract with Mendoza Landscaping for the 2024 Season after verification of cost and billing procedure.

---

## RECORD OF PROCEEDINGS

---

---

### MOUNTAIN SKY METROPOLITAN DISTRICT

March 4, 2024, Regular Meeting Minutes

---

Chairman Osborne gave an update on the status of conveying Tracts A & B, the detention pond and drainage swale, to the City for ownership and maintenance. Chairman Osborne indicated the Tracts need to be surveyed and the Mountain Sky Subdivision plat amended prior to the transfer of Tracts A & B.

Ms. Fritsche stated that final Rules Establishing Technology Accessibility Standards were issued in late February by the state Office of Information Technology applying to all information and communication technology in active use by the District on or after July 1, 2024. The District will adopt a Technology Statement at its next Board meeting and necessary upgrades will be made to ICT used by the District prior to the July 1<sup>st</sup> deadline.

Mr. Hanusa presented IDES's Task Order #3 for work anticipated to be performed in 2024 for Board approval.

Upon a motion duly made by Director Newcomb and seconded by Director Pelton, it was unanimously

**RESOLVED**, to approve IDES's Task Order #3 in the amount of \$15,000.

#### **Financials**

Mr. Weaver presented the Preliminary Financial Statements through February 2024.

Upon a motion duly made by Director Pelton and seconded by Director Newcomb, it was unanimously

**RESOLVED**, to accept the Preliminary Financial Statements dated February 29, 2024.

Mr. Weaver presented the claims paid since October 25, 2023, in the amount of \$180,550.50 for ratification.

Upon a motion duly made by Director Pelton and seconded by Director Newcomb, it was unanimously

**RESOLVED**, to ratify the claims paid since October 25, 2023.

Mr. Weaver presented the claims payable for approval, in the amount of \$7,000.

---

## RECORD OF PROCEEDINGS

---

---

MOUNTAIN SKY METROPOLITAN DISTRICT

March 4, 2024, Regular Meeting Minutes

---

Upon a motion duly made by Director Pelton and seconded by Director Newcomb, it was unanimously

**RESOLVED**, to approve the claims payable as presented.

**Director Matters**

Director Newcomb brought up a few issues pertaining to the drainage in Tract J and inquired as to options other than pea gravel for the path throughout the community. Mr. Redmond will reach out to the developer and copy Director Newcomb to get this process started.

**Adjournment**

The Meeting was adjourned at 11:19 a.m.

DocuSigned by:  
*Stefan Newcomb*  
0F886873F1AF486...  
Secretary