

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JORDAN CROSSING METROPOLITAN DISTRICT (THE “DISTRICT”) HELD OCTOBER 10, 2023

A regular meeting of the Board of Directors of the Jordan Crossing Metropolitan District (referred to hereafter as “Board”) was convened on Tuesday, October 10, 2023, at 4:00 p.m. The meeting was held via Zoom teleconference. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

M. Alberta (“Berta”) Saran  
Patrick D. Ziegler

#### Also In Attendance Were:

Suzanne Meintzer, Esq. and Tim O’Connor, Esq.; McGeady Becher P.C.  
Eric Weaver and Cheri Curtis; Marchetti & Weaver, LLC

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure 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 of Directors and to the Secretary of State.

Attorney Meintzer confirmed a quorum was present and requested members of the Board to disclose any potential conflicts of interest regarding 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. Attorney Meintzer noted that conflict disclosure statements were filed for all Directors by the statutory deadline with the Secretary of State. Directors Saran and Ziegler are both members on the Board of the Jordan Crossing Homeowners Association. No additional conflicts were disclosed at the meeting.

#### ADMINISTRATIVE MATTERS

Agenda: Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the agenda was approved, as amended, and the absence of Director Jacobson was excused.

Meeting Location, Posting of Meeting Notice: The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting and determined to hold the meeting in person at the location noted above. Attorney Meintzer confirmed that notice was duly posted

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and that no objections to the means of hosting the meeting have been received from electors within the District boundaries.

**July 28, 2023 Special Meeting Minutes:** The Board reviewed the Minutes of the July 28, 2023 special meeting.

Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Minutes of the July 28, 2023 special meeting were approved.

**Resolution No. 2023-10-01 Establishing 2024 Meeting Dates, Time, Location, and Designating 24-Hour Notice Posting Location:** The Board discussed the business to be conducted in 2024 and determined to schedule regular meetings for June 13, 2024 at 4:00 p.m. and October 10, 2024 at 4:00 p.m., to be held virtually (via electronic means).

Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board adopted Resolution No. 2023-10-01 Establishing 2024 Meeting Dates, Time, Location, and Designating 24-Hour Notice Posting Location.

**2024 Insurance:** Attorney Meintzer discussed the status of the District's insurance and presented information related to Cyber Security and Crime coverage.

Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board approved additional crime coverage (increasing the crime coverage limit to \$100,000) for an annual premium of approximately \$460.00; and, authorized renewal of the District's insurance and Special District Association membership for 2024.

**Directors' Fees:** Following discussion, the Board declined payment of Directors Fees.

**PUBLIC COMMENT** There was no public comment.

### **FINANCIAL MATTERS**

**Payment of Claims:** The Board considered ratifying the approval of the payment of claims for the period ending September 30, 2023, totaling \$77,258.19.

Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board ratified approval

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of the payment for the period ending September 30, 2023, totaling \$77,258.19.

**Unaudited Financial Statements:** Ms. Curtis reviewed with the Board the unaudited financial statements for the period ending August 31, 2023.

Following review and discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board accepted the unaudited financial statements through the period ending August 31, 2023.

**Reimbursement/Repayment to Developer:** Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board authorized a reimbursement payment of \$125,000.00 to BCX Development Partners Inc. and/or P & S Investments LLC (the “Developer”) under the Facilities Acquisition and Reimbursement Agreement (as amended).

**Public Hearing on 2023 Budget Amendment:** Director Saran opened the public hearing to consider the amendment to the 2023 Budget and to discuss related issues.

It was noted that Notice stating the Board would consider adoption of the 2023 amendment to the Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

The Board determined that a 2023 Budget amendment was not necessary.

**Public Hearing on 2024 Budget:** Director Saran opened the public hearing to consider the proposed 2024 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2024 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, the Board considered the adoption of Resolution No. 2023-10-02 to Adopt the 2024 Budget and Appropriate Sums of Money and

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Resolution No. 2023-10-03 to Set Mill Levies. Upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board adopted Resolution Nos. 2023-10-02 and 2023-10-03 and authorized execution of the Certification of Budget and Certification of Mill Levies (30.420 mills in General Fund, a temporary General Fund mill levy reduction of -9.050 mills, and 20.300 mills in Debt Service, for a total mill levy of 41.670 mills), subject to receipt of final Certification of Assessed Valuation from the County. The District Accountant was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners. District Counsel was authorized to transmit the Certification of Budget to the Division of Local Government.

**DLG-70 Mill Levy Certification:** Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board authorized the District Accountant to prepare, sign and file the DLG-70 Mill Levy Certification to the Board of County Commissioners and other interested parties.

**2025 Budget Preparation:** Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board appointed the District Accountant to prepare the District's 2025 Budget.

**2023 Audit Preparation:** Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board approved the engagement of Dazzio & Associates, PC to perform the District's 2023 Audit, for an amount not to exceed \$5,000.

### **LEGAL MATTERS**

**Section 32-1-809, C.R.S. Requirements (Transparency Notice):** Attorney Meintzer discussed the special district transparency requirements of Section 32-1-809, C.R.S. with the Board. Following discussion, the Board directed District Counsel to post the special district transparency notice on the Special District Association and the District's website.

**Resolution No. 2023-10-04 Amending Policy on Colorado Open Records Act Requests ("CORA"):** Due to new 2023 legislation enacted, a change in the District's CORA policy was required. Following discussion, upon motion duly made by Director Saran, seconded by Director Ziegler, and upon vote unanimously carried, the Board adopted Resolution No. 2023-10-04 Amending Policy on Colorado Open Records Act Requests.

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**OTHER MATTERS**    None.

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### ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By: *Lisa Jacoby*  
Secretary for the Meeting