

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

HASKINS STATION METROPOLITAN DISTRICT

Held: Wednesday, September 18, 2024 at 11:30 a.m. via teleconference.

ATTENDANCE

The regular meeting of the Board of Directors of Haskins Station Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Christian M. Janke
Christopher Elliott
Corey Elliott
Matthew Gayda Cavanaugh
Charles R. Hauptman

Also present were: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Ashley B. Frisbie and Dan J. Cordova, White Bear Ankele Tanaka & Waldron, District Management; Alyssa Ferreira, CliftonLarsonAllen LLP, District Accountant; and members of the public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order.

Conflicts of Interest Disclosures

Ms. Frisbie advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Frisbie reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Ms. Frisbie presented the Board with the proposed agenda for the meeting. Following discussion, upon a motion duly made and

seconded, the Board unanimously approved the agenda as presented.

Consent Agenda

Ms. Frisbie reviewed the items on the consent agenda with the Board. Ms. Frisbie advised the Board that any item may be moved from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the Board unanimously approved, ratified, and/or adopted the following:

- Minutes from July 23, 2024 Regular Meeting; and
- Minutes from July 23, 2024 Annual Meeting.

Management Matters

General Update

Ms. Frisbie provided an update on management matters, noting that management continues to work with residents and Richmond American Homes (“Richmond”) on landscaping concerns, and management will assist with snow removal concerns once the weather changes.

Ratification of Approval of Request from Richmond American Homes to Install Mulch in Native Areas

Ms. Frisbie reported that Richmond indicated that some reseeded areas were completed in the native areas; however, there were certain high-visibility areas in between the duplex and cityscape units that have not been establishing well, so they converted some of those areas to mulch beds to help with the overall appearance. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified approval of the work.

Update on Community Garden

Ms. Frisbie provided an update on the community garden, noting that management continues to work with the developer on the design plan and budget for the garden. It is anticipated that an update will be available at the November 20, 2024 regular meeting.

Consider Approval of Screening Specifications for Trash & Recycling Receptacles

Ms. Frisbie presented the proposed screening specifications for trash and recycling receptacles for both duplex and cityscape units. The Board and members of the public discussed the specifications in detail. It was requested that the specifications be updated to include the following items:

1. Addition of staining specification – BEHR transparent waterproofing wood finish part #401 cedar natural tone or approved equal.
2. Clarification on where the screening can be installed for cityscape units, to ensure adjacent units do not install on the same side.

3. Establish requirements for setback from the front line of the home to ensure the trash receptacles do not cover side windows.
4. Clarification on type and size of wood for screening structure.
5. Addition of screening considered for end units where trash receptacles are stored on the end of the unit and are visible from common areas or the street.

A resident inquired as to if the District would be able to coordinate with a recommended contractor on pricing and potentially a community-wide project with all interested property owners on installation of the screening structures once the design has been approved. Ms. Frisbie noted that management will investigate options and provide a recommendation. Ms. Frisbie reported that each property owner will have the option to install the screening structure to allow outside storage of their trash receptacles; however, it will not be a requirement. Residents can continue to store them inside, at their preference. Ms. Frisbie noted that each property owner will be responsible for the installation of the screening and all associated costs.

Following discussion, the Board determined to defer approval of the screening specifications to allow for modifications based off the discussion and recommendations. The Board directed staff to have revised specifications available at the November meeting. The Board also determined that the trash receptacle compliance deadline would be further extended to allow for the installation of the screening structures, which date will be determined at the November meeting.

Update on Covenant Enforcement

None.

Other Management Matters

None.

Public Comment

A resident inquired about snow removal in the community. Mr. Cordova clarified that snow removal adjacent to the cityscape and duplex units is provided by the HOA, street snow removal is provided by the City of Arvada, and snow removal on or adjacent to common areas will be provided by Richmond this season. Mr. Cordova noted that the District will coordinate with the HOA to request that certain areas off the alleyways be staked and the storage of snow be handled appropriately.

A resident inquired about the tract that runs along the west side of the community behind the homes on Routt Court, noting that there are safety concerns as transients have been observed in this area. Director Elliott noted that this open space area was intentional and part of the development plan, as the owners of the horse property located directly adjacent to the tract requested a space between the homes and their property. It was ultimately a condition of the City of Arvada that the development plan include this vacant tract. A resident reported that there appears to be a drainage issue in the tract, the weeds are very overgrown, and this area has not been maintained. Mr. Cordova noted that Richmond has indicated that this tract will be mowed this week.

A resident inquired about the native tracts that appear bare and haven't been seeded yet. Mr. Cordova noted that Richmond has committed to reseeding all bare areas this fall.

A resident inquired about timing for the garden installation. Ms. Frisbie noted that the Board hopes to have a preliminary design plan available soon, but an installation timeframe is not available yet.

A resident inquired about the standing water and drainage issues in the tract on the east side of Queen Court. Mr. Cordova noted that Richmond is aware of the issue. The resident also inquired about a downspout that was rerouted in her front yard. Mr. Cordova noted that the District is not aware of any type of work that would require this and recommended that she contact the builder to confirm.

A resident inquired as to if there would be a District fee increase for 2025. Ms. Frisbie and Ms. Ferreira indicated that a District fee increase is not anticipated for 2025.

A resident inquired about the tract where the future community garden is anticipated to be installed, noting that it is still all dirt. Mr. Cordova indicated that the area is anticipated to be seeded for native establishment by Richmond this fall.

Legal Matters

Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents

Ms. Murphy presented the Board with the Resolution Regarding Policies, Procedures and Penalties for the Enforcement of Governing Documents. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Discussion Regarding Website Document Inventory

Ms. Murphy informed the Board that all documents posted to the District’s website will need to be made accessible in order to comply with the newly adopted technology accessibility standards. It was noted that it is anticipated that document remediation will cost approximately \$7 per page. Ms. Murphy presented a website document inventory, including all documents that are required to be posted on the District’s website, totaling 167 pages. It was noted that meeting minutes are not included in the inventory, as they are not required to be posted to the District’s website. Following discussion, the Board determined to remediate all documents included in the website document inventory.

Other Legal Matters

None.

Financial Matters

Consider Approval of Claims

Ms. Ferreira presented the Board with the claims. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the claims in the amount of \$57,056.53.

Consider Acceptance of Statement of Cash Position

Ms. Ferreira presented the Board with the Statement of Cash Position, updated as of September 10, 2024. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Statement of Cash Position.

Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Public Improvements Pursuant to the Public Improvements Acquisition and Reimbursement Agreement with SSM Ridge, LLC

Ms. Ferreira presented the Board with the Resolution Regarding Acceptance of District Eligible Costs for Public Improvements Pursuant to the Public Improvements Acquisition and Reimbursement Agreement with SSM Ridge, LLC. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution and accepted \$603,711.19 in District eligible costs.

Discussion Regarding Refinancing of Bonds

Ms. Murphy informed the Board that the District’s bonds are eligible to be refinanced later this year, and she recommended that the Board investigate to see if conditions are favorable for a refinance. Following discussion, the Board directed legal counsel to discuss a potential refinance with the underwriter.

Other Financial Matters

None.

Other Business

None.

Adjournment

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

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



Matt Cavanaugh (Dec 3, 2024 11:41 MST)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of November, 2024.