

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

HASKINS STATION METROPOLITAN DISTRICT

Held: Wednesday, November 20, 2024 at 6:00 p.m. at the Apex Center (Randall Room), 13150 W. 72nd Avenue, Arvada, CO 80005

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:

Christopher Elliott
Corey Elliott
Charles R. Hauptman

Director Janke and Director Cavanaugh were absent. All absences are deemed excused unless otherwise noted in these minutes.

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; Susie Ellis, Community Preservation Specialists, Inc.; Sarah Hunsche, E5X Management, Inc.; 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 September 18, 2024 Regular Meeting;
- First Amendment to Independent Contractor Agreement with Community Preservation Specialists, Inc. for Covenant Enforcement Services; and
- Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2025.

Management Matters

General Update

Ms. Frisbie provided an update on management matters, noting that Richmond American Homes (“Richmond”) is finishing the installation of the improvements on the open space tracts. The improvements have not yet been conveyed to the District and Richmond is still responsible for maintenance and snow removal obligations in common area and open space tracts in the community. Ms. Frisbie requested that residents continue to reach out to management with any comments or concerns, noting that management will continue to coordinate with Richmond appropriately.

A resident inquired about the timing for the conveyance of the improvements. Mr. Cordova responded that there is no set date, but the District will walk the tracts and ensure they have been installed per the plan before accepting.

Review and Consider Approval of Proposals from Environmental Landworks Company, Inc. for Community Garden Construction

Ms. Frisbie and Mr. Cordova presented the Board with the proposals from Environmental Landworks Company, Inc. for the community garden construction, noting that the approved development plan called for a community garden to be installed in the community and, as such, the developer and the District have been coordinating on the details so it can be installed for the community’s use.

A resident inquired about the dimensions of the garden plots. It was requested that the space between the plots be increased.

It was noted that the fencing will be installed only around the perimeter of the garden.

A resident inquired about the design of the shed, requesting that it more closely match the District's design standards.

Residents requested that the District obtain multiple bids before making a decision on the community garden construction.

Following discussion, the Board determined to defer approval of the proposals and provided direction to management to obtain at least two additional bids for the garden.

Review Screening Specifications for Trash & Recycling Bins

Acknowledgement of Resolution of the Architectural Review Committee Adopting an Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station (Trash Bin Screens)

Ms. Frisbie and Mr. Cordova presented the Board with the Screening Specifications for Trash and Recycling Bins and the Resolution of the Architectural Review Committee Adopting an Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station.

A resident inquired about the horizontal planks on the design specifications. It was noted that all planks should be attached to the outside of the posts.

A resident inquired if all homeowners will be required to install the screening structure. Ms. Frisbie reported that homeowners can continue to store their receptacles inside, at their preference. Each property owner who chooses to install a screening structure will be responsible for the installation and all associated costs.

A resident inquired about recommended contractors for the installation of the screening structures. The Board recommended that each property owner perform their own due diligence prior to selecting a contractor. It was noted that it is not the District's function to coordinate this project.

Following discussion, upon a motion duly made and seconded, the Board unanimously approved the screening specifications for the trash and recycling bins, subject to clarification that the planks should be attached to the outside of the posts. The Board also acknowledged the Resolution of the Architectural Review Committee Adopting an Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station (Trash Bin Screens).

Following discussion, the Board determined to extend the trash receptacle compliance deadline to July 1, 2025.

Update on Covenant Enforcement Matters

None.

Other Management Matters

None.

Public Comment

A resident inquired about the May 2025 regular directors' election. Ms. Murphy and Ms. Frisbie discussed the process with the Board and community members, noting that Self-Nomination and Acceptance Forms can be submitted from January 1, 2025 until 5:00pm on February 28, 2025.

A resident inquired about the new development by Remington Homes Colorado. Director Hauptman reported that the south half of the development will be apartments, and the north half will be townhomes. Director Hauptman reported that the new development will not have a separate HOA.

A resident inquired about concerns with establishment of some of the common area tracts. The Board reported that Richmond is responsible for establishing the common areas and the District will not accept these tracts until they have been established per the approved landscaping plan.

A resident reported that there are still drainage issues in common areas and on the sidewalks, including the area behind Queen Court by the detention pond. The Board reported that Richmond is responsible for all drainage areas and the District will not accept any common area tracts until drainage issues have been resolved.

A resident reported that there are a lot of diseased trees and trees that appear to not be planted properly in the large park area. The Board reported that Richmond is responsible for the landscaping and the District will have professionals perform an inspection prior to District acceptance.

A resident inquired about the Notice of Public Hearing for the 2025 Budget and how publication was made. Ms. Murphy and Ms. Frisbie explained how the publication process works and what the legal requirements are, noting that the notice was made in accordance with Colorado law.

A resident inquired about the timeline for installation of a new pet waste station along W. 52nd Avenue on the south side of the park

area. The Board reported that the District may not be able to install the station until after the District accepts the tract, but legal counsel is looking into alternative options.

A resident inquired about the status of allowance of gates in the fencing behind the single-family homes. Mr. Cordova reported that the City of Arvada (the “City”) has indicated that they will not allow gates in fencing that backs to City-owned open space and that further discussion is needed with the Board about this matter. A resident reported that the Jefferson County Fire Management department has indicated that they would not be able to access fire hydrants in the community from the open space without gate access. Following discussion, the Board recommended that the homeowners contact the appropriate fire department and perform due diligence on this matter, including coordination with the City to determine if it would be willing to modify its stance on the allowance of gates to the open space areas.

A resident inquired about the fencing that backs to W. Ridge Road. The Board indicated that they are not aware of any changes to this fencing.

A resident inquired about the status of the train crossing. The Board indicated that, as far as they are aware, this matter is still in process and that Richmond is managing the arrangement. It was noted that the City will inspect and accept the train crossing and it will not be the responsibility of the District.

It was noted that Richmond is also responsible for ensuring the streets and cobble are repaired, and that these improvements will also be conveyed to the City.

A resident inquired about switching out one of the swings at the playground with a baby swing. The Board directed management to look into this matter.

A resident inquired about the status of the request to have a community posting board installed by the playground area. The Board reported that the District may not be able to install the posting board until after the District accepts the tract, but legal counsel is looking into alternate options.

A resident inquired as to if a dog park is planned for the community. The Board reported that they have no knowledge of a proposed dog park.

Legal Matters

Consider Adoption of 2025 Annual Administrative Resolution

Ms. Murphy presented the Board with the 2025 Annual Administrative Resolution. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution, subject to confirmation of regular meeting dates and locations.

Consider Approval of Amended and Restated Public Records Request Policy

Ms. Murphy presented the Board with the Amended and Restated Public Records Request Policy. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the policy.

Discussion Regarding HB 24B-1001

Ms. Murphy provided the Board with an overview of the new legislation and recommended that the District not proceed with a TABOR election at this time until more is known about how the limit will impact District revenue.

Consider Adoption of Resolution Calling May 6, 2025 Election

Ms. Murphy presented the Board with the Resolution Calling the May 6, 2025 Election. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

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 \$37,752.78.

Consider Acceptance of Unaudited Financial Statements

Ms. Ferreira presented the Board with the Unaudited Financial Statements, dated September 30, 2024. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Unaudited Financial Statements.

Conduct Public Hearing on 2024 Budget Amendment and Consider Adoption of Resolution Amending 2024 Budget

The public hearing on the 2024 Budget Amendment was opened. Ms. Frisbie noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Ferreira reviewed the Resolution Amending the 2024 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution, amending the General Fund to \$110,000 and Capital Projects Fund to \$1,000,000.

Conduct Public Hearing on 2025 Budget and Consider Adoption of Resolution Adopting 2025 Budget and Appropriating Funds

The public hearing on the proposed 2025 Budget was opened. Ms. Frisbie noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting.

Public comment was made. A resident inquired as to where funds for the community garden will come from. Ms. Murphy and Ms. Ferreira reported that this expenditure is anticipated to come from the Capital Projects Fund and potentially partially from the Operations Fee Fund. Following discussion, the Board determined not to modify the 2025 Budget at this time and will consider an amendment once the cost for the community garden has been determined.

There being no additional public comment, the public hearing was closed.

Ms. Ferreira reviewed the 2025 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution Adopting the 2025 Budget, appropriating funds therefor, and certifying mills for the General Fund and mills for the Debt Service Fund, as shown in the 2025 Budget, subject to receipt of the final assessed valuation.

Consider Approval of Special Districts Preparation Statement of Work and Billing Services Statement of Work with CliftonLarsonAllen LLP for District Accounting Services

Ms. Ferreira presented the Board with the Special Districts Preparation Statement of Work and Billing Services Statement of Work with CliftonLarsonAllen LLP for District Accounting Services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the scopes of work.

Consider Approval of Engagement Letter with Dazzio & Associates, PC to Prepare 2024 Audit

Ms. Ferreira presented to Board with the Engagement Letter from Dazzio & Associates, PC to prepare the 2024 Audit. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement.

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 (Feb 6, 2025 14:52 MST)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 27th day of January, 2025.