

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF TRADITIONS METROPOLITAN DISTRICT

Held: Monday, August 31, 2020 at 3:00 p.m. via Teleconference

Due to the Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconference.

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Jon Barber
Troy Miller
Claire Vlach
Dawn Bennetts
Joyce Nelson

Also present were: George M. Rowley, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District Legal Counsel; and Kim Bacon, the Traditions HOA manager was also present.

Director Qualification

The directors in attendance confirmed their qualification to serve.

Call to Order

It was noted that a quorum of the Boards were present and the meeting was called to order.

Disclosure Matters

Mr. Rowley advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rowley reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest 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. Mr. Rowley inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. 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

Mr. Rowley presented the Board with the agenda for the meeting for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda.

Approval of Minutes

Mr. Rowley presented the Board with the June 11, 2020 Minutes for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.

Public Comment

There was public comment about the detention pond under 6.a.

Legal Matters**Consider Approval of the
Detention Pond Repair Work**

Mr. Barber summarized where he was with the investigation of the pond. He indicated that the District started looking into this issue because of the complaints about the smell and the mosquitos. The pond is owned by the HOA, but the District has an easement and has funds to help address the issues with the pond. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the repair and to hire someone to check the height of the entrance and exit and to spend up to \$150,000 on repair work. Mr. Barber will send invoices to White Bear Ankele Tanaka & Waldron to distribute to the other board members with a summary of the work that has been completed. Mr. Barber will coordinate with the HOA and provide updates to the HOA Board.

Discuss 1st Ave. Parkway

Mr. LeGare spoke to the board regarding the safety hazards along 1st Avenue, including a two way stop and the ownership of the property next to the road. It is the school district's responsibility to finish the road when they build on the lot, but that may be a long time and they do not have the money to finish the road at this time. Following discussion, upon a motion duly made and seconded, the Board authorized Mr. Barber to pursue and IGA with the City, School District and the District to finish construction of the road. Director Vlach abstained from the vote.

Financial Matters**Consider Approval of
Financials/Payables**

Payable were in the meeting packet for review. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the checks subject to clarification of the legal bill.

Other Business

District Website

The Board discussed the website, no action was taken.

Trash Collection

Director Barber and Director Miller will look into possibilities.

Adjournment

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

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

Dawn Bennetts

Dawn Bennetts (Oct 29, 2020 09:36 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 27th day of October, 2020.