

RECORD OF PROCEEDING

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

HIGHLAND PARK METROPOLITAN DISTRICT

HELD THURSDAY, APRIL 24, 2025, AT 11:00 AM

ADMINISTRATIVE ITEMS

The special meeting of the Board of Directors of the Highland Park Metropolitan District, Arapahoe County, Colorado was called to order on the day shown above by Director Michael Law in accordance with the laws of the State of Colorado. The following Directors were acting:

Michael Law, President
Sarah Kosted, Secretary / Treasurer

Also present was:
Marcos Pacheco and Rhonda Bilek, Community Resource Services of Colorado, LLC

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 11:01 a.m.

CONFLICTS OF INTEREST

There were none.

APPROVE AGENDA

Director Law asked to use the Director items to discuss service plan. Upon motion by Director Law and second by Director Kosted, a vote was taken, and the motion carried unanimously with change.

PUBLIC COMMENT

There was none.

MAINTENANCE ITEMS

- a. **Engineering and Ponds Report:** Mr. Pacheco reported that the pumps, ponds and treatments were assessed by Gary and noted to be in good condition.
- b. **Landscaping Report:** Mr. Pacheco said the Keesen is on schedule with the maintenance of the landscaping.
- c. **Final Plans for the Restoration of the Pavilion and Gazebo:** Mr. Pacheco noted that the District has received \$21,000 from insurance to be used for the restoration. Mr. Pacheco reviewed the proposal from Storybrook Homes. Director Law is requesting that Storybrook provide photos and or more detail description or samples of the proposed painting colors and finishes. After further discussion Director Law motion to approve the proposal subject to the review and approval of all finishes. Upon second by Director Kosted, a vote was taken, and motion carried unanimously.

MANAGEMENT ITEMS:

- a. **Villa's HOA Water Mitigation Project Update:** Mr. Pacheco clarified that the agreement was drafted by the Metro District's attorneys and that Villas at Highland Park Homeowners Association agreed and signed the document without any changes. Director Law motioned to approve the easement agreement. Upon Second by Director Kosted, a vote was taken, and motion carried unanimously.
- b. **Update to May 6, 2025, Election:** Mr. Pacheco noted the election was cancelled.

LEGAL ITEMS

- a. There were none.

FINANCIAL ITEMS

- a. **Review and Approve/Ratify Payment of Claims and Directors Fees:** Mr. Pacheco presented the claims and answered questions from the Board. Director Law motioned to ratify the payment of claims. Upon second by Director Kosted, vote was taken, and motion carried unanimously.
- b. **Review and Accept Cash Position Summary and Financial Statements:** Mr. Pacheco reviewed the cash position and financials. Director Law motioned to accept the financials as presented, upon second by Director Kosted, the motion carried unanimously.

OTHER BUSINESS

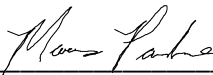
Director Law explained he was approached by a builder inquiring about designs and approvals with regards to a project at Yosemite and Nichols, which is within the metro district. Mr. Pacheco suggested that legal should also be involved and told Director Law to have the builder reach out to him.

Director Law inquired about why an audit is being required. Mr. Pacheco said it had to do with legislation and the district receiving additional funds from the State in 2024.

ADJOURNMENT

Director Law moved to adjourn the meeting at 11:35 a.m. Upon a second by Director Kosted, a vote was taken, and the motion carried unanimously.

Respectfully submitted,



Secretary for the Meeting