

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE FALCON HIGHLANDS METROPOLITAN DISTRICT

- Held April 9, 2018 at Falcon Fire Station No. 3, 7030 Old Meridian Road, Peyton, CO 80831 at 5:30 p.m.
- Attendance The regular meeting of the Board of Directors of the Falcon Highlands Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:
- Grace Harman, President
Timothy Dickey, Secretary
Kevin Haas, Treasurer
Tonia Joyner, Assistant Secretary
- Absent: Steven J. Davis
- Others in attendance:
- Josh Miller & Chelsea Gondeck; CliftonLarsonAllen LLP
Barbara Vander Wall; Seter & Vander Wall, P.C.
Mike Barnes; Kennedy/Jenks Consultant
Chris & Dani Kuhlmann; Peak Gymnastics
- Call to Order Director Harman noted that a quorum of the Board was present and therefore called the regular meeting of the Board of Directors of the Falcon Highlands Metropolitan District to order at 5:33 p.m.
- Approval of Agenda Upon a motion duly made by Director Haas, seconded by Director Dickey and, upon vote, unanimously carried, the Board approved the agenda, as presented.
- Community Comments Request was made for attendees to sign in on the meeting sign in sheet.

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- Consent Agenda
- A. Consider Approval of March 19, 2018 Special Meeting Minutes
 - B. Review and Consider Approval of February 28, 2018 Unaudited Financial Statements
 - C. Review and Consider Approval of Current Claims

Upon a motion duly made by Director Haas, seconded by Director Dickey and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

- Manager Matters
- A. Manager Report

Mr. Miller reviewed the Manager Report with the Board.

Discussion among the Board ensued. Director Dickey stated his concern with the poor condition of the playground and the need for repairs, including the park's street lights.

- B. Update on Operations

Mr. Miller provided an update on operations to the Board. Discussion amongst the Board ensued, including backwash options, tanks and vac truck for backwash capabilities and fire concerns regarding tall grasses in the community. Mr. Miller advised that the District will be employing summer help to assist Steve Dodd with seasonal tasks in the District

- C. Discuss and Consider Approval of Retaining Wall Replacement

Mr. Miller reviewed the wall replacement options with the Board.

Following discussion, the Board requested that Mr. Miller explore additional options for wall replacement, confirm who owns the wall needing replacement and the costs associated with such repairs.

Engineering
Matters

- A. Water Engineer Report

Mr. Barnes presented the water engineering report to the Board.

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B. Review and Consider Approval of Tap/Tap Option Permits

Mr. Barnes presented the 5 tap/tap option permit applications to the Board, submitted by property owners. The applications request tap permits for a total of 12 single family equivalents: Peak Gymnastics (2 SFEs); Taco Bell (5 SFEs), Regency (3 SFEs), and Park Place (2 SFEs). Mr. Barnes noted that each of the applications includes restrictions and conditions specific to the property and proposed development, pursuant to the documentation submitted. He also advised that the proposed Taco Bell permit will be modified to reflect the applicable fixture unit count. The Board discussed the permit requests and noted that following approval of the applications, the District will have no additional SFEs available for a permit, as the District's interim water policy restricts the total available tap permits to 12 SFEs. Further discussion ensued, with agreement that the Board's existing resolution regarding interim water policy serves to provide notice of the District's limited supply of SFEs. It was noted that there may be additional SFEs available if a tap option does not get renewed in the applicable time period.

Following discussion, upon a motion duly made by Director Dickey, seconded by Director Harman and, upon vote, unanimously carried, the Board approved the 5 tap/tap option permit applications as submitted and subject to the modification to the Taco Bell application as noted by Mr. Barnes, for the District's existing total available 12 SFEs, subject to final review by the District's legal counsel and engineer.

C. Other

None.

Financial
Matters

A. Other

None.

Legal Matters

A. Legal Report

Ms. Vander Wall presented the legal report to the Board.

B. Other

None.

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Director Items A. Other

Requests were made for information on water usage and past due accounts to be included in the Manager's Report again.

An audit for the playground was requested.

Other Business A. Set Next Board Meeting – Monday, May 14th, 2018 at 5:30 p.m.

A quorum for Monday, May 14th, 2018 was confirmed.

Adjournment Following discussion, upon a motion, second and unanimous vote, the Board adjourned the meeting at 6:59 p.m.



Secretary of Meeting