

MINUTES OF A SPECIAL MEETING OF THE BOARD OF  
DIRECTORS

OF

CUCHARES RANCH METROPOLITAN DISTRICT

Held: Thursday, November 30, 2017, at 3:00 p.m., at 4770  
Horizonview Drive, Colorado Springs, CO 80925

Attendance

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

Brandy Brown  
Judy Granczewski

Also present were: Jennifer Gruber Tanaka, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel (*via* speakerphone); and Neil Schilling, Schilling & Co., District Accountant (*via* speakerphone).

Call to Order

It was noted that a quorum of the Board was present and that the directors had confirmed their qualification to serve, and, therefore, the meeting was called to order.

Disclosure Matters

Ms. Tanaka advised the Board that, pursuant to Colorado law, certain disclosures by the Board's members might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Approval of Agenda

Ms. Tanaka presented the Board with the proposed agenda for the meeting. Upon motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment

None.

## **Consent Agenda**

The Board was presented with the consent agenda items. Upon motion of Ms. Granczewski, seconded by Ms. Brown, the Board unanimously took the following actions:

- a. Approved the Minutes from July 18, 2017 Special Meeting
- b. Ratified the Claims as of November 30, 2017 (\$264,742.48)
- c. Accepted the Financial Statements as of September 30, 2017
- d. Adopted Resolution No. 2017-11-01: Annual Administrative Matters
- e. Adopted Resolution No. 2017-11-02: Calling Election
- f. Adopted Updated Public Records Policy
- g. Approved the First Addendum to Independent Contractor Agreement with Schilling & Co. for Accounting Services (for updated 2018 rates and scope)
- h. Approved the Engagement Letter for 2017 Audit

## **Financial Matters**

Public Hearing on 2017 Budget Amendment and Adoption of Resolution No. 2017-11-03

Ms. Brown opened the public hearing on the District's 2017 budget amendment. Ms. Tanaka reported that the notice of the public hearing was published in accordance with Colorado law and noted that no written objections were received prior to the hearing. Mr. Schilling presented the Board with the budget amendment for the year 2017. There being no public comment, Ms. Brown closed the public hearing.

The Board considered the adoption of Resolution No. 2017-11-03. Upon motion of Ms. Brown, seconded by Ms. Granczewski, the Board unanimously approved the amendment and adopted Resolution No. 2017-11-03.

Public Hearing on 2018 Budget and Adoption of Resolution No. 2017-11-04

Ms. Brown opened the public hearing on the District's 2018 budget. Ms. Tanaka reported that the notice of the public hearing was published in accordance with Colorado law and noted that no written objections were received prior to the hearing. Mr. Schilling presented the Board with the budget for the year 2018 noting that the mill levy was adjusted due to the recent change in the residential assessment ratio by the Colorado Legislature, as allowed by Colorado law and required by the District's bond documents. The Board discussed concerns with the Gallagherization of the mill levy due to the understanding that the mill levy is capped and the public understanding that the mill levy would never go above 45 mills. Ms. Tanaka noted that the bond documents require that the District adjust the debt service mill levy in order to generate sufficient funds for debt service

payments. The Board discussed whether to Gallagherize the operations mill levy in order to reduce public concerns with the change in the mill levy.

The Board discussed the elimination of director fees to save on revenues and directed Mr. Schilling not to pay directors going forward.

The Board directed legal counsel to prepare a frequently asked questions guide for the Board in addressing public questions regarding the change in mill levy.

There being no public comment, Ms. Brown closed the public hearing.

The Board considered the adoption of Resolution No. 2017-11-04. Upon motion of Ms. Brown, seconded by Ms. Granczewski, the Board unanimously approved the budget and adopted Resolution No. 2017-11-04.

**Legal Matters**

None.

**Other Business**

**Board Vacancies**

The Board discussed the vacancies currently on the Board and the need to find other residents interested in serving on the Board.

**Next Meeting Date**

The next regular meeting is scheduled for July 23, 2018 at 6:00 P.M.

**Adjournment**

There being no further business to be conducted, the meeting was adjourned.

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

  
Secretary for the Meeting