

## RECORD OF PROCEEDINGS

---

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
SPRING MESA METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
AUGUST 11, 2022

A regular meeting of the Board of Directors of the Spring Mesa Metropolitan District (referred to hereafter as the "Board") was convened on Thursday, August 11, 2022, at 5:00 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Mark Entman, President  
Jo Gentry  
Lawrence Seidl  
Wayne Harris, Secretary

#### Also, In Attendance Were:

Lisa Johnson, Alex Clem and Yelena Primachenko; CliftonLarsonAllen LLP  
Nicole Peykov; Spencer Fane LLP  
Theresa Scholz; Resident

### ADMINISTRATIVE MATTERS

**Call to order and agenda:** Ms. Johnson called the meeting to order at 5:01 p.m. Following review, upon a motion duly made by Director Seidl, seconded by Director Gentry and, upon vote, unanimously carried, the Board approved the agenda as amended.

**Quorum, location of meeting and posting of meeting notices:** A quorum was confirmed with the location of the meeting and posting of the meeting notice.

**Resignation of Carrie Kilpatrick:** The Board acknowledged the resignation of Director Kilpatrick.

**Appointment of officers:** Following discussion, upon motion duly made by Director Gentry, seconded by Director Harris and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President:	Mark Entman
Vice President:	Jo Gentry
Secretary:	Wayne Harris
Treasurer:	Lawrence Seidl
Assistant Secretary:	Vacant

## RECORD OF PROCEEDINGS

---

**Public comment:** None.

### CONSENT AGENDA

**Minutes of the June 9, 2022 regular meeting:**

**Interim Check List in the Amount of \$69,482.85:**

Upon a motion duly made by Director Entman, seconded by Director Gentry and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

### FINANCIAL MATTERS

**Unaudited Financial Statements for the period ending June 30, 2022 and Monthly Reports:** Ms. Primachenko reviewed the Financial Statements and Monthly Reports with the Board. Following review and discussion, upon a motion duly made by Director Gentry, seconded by Director Harris and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements for the period ending June 30, 2022 and Monthly Reports, as presented.

**Other:** None.

### DIRECTOR MATTERS

**Landscape update. Discuss proposals and consider engagement of a firm to provide landscape and snow removal services for the remainder of 2022 due to the closure of Metco:** Ms. Johnson informed the Board that Metco Landscape, LLC is no longer in business and gave no notice to the District. She stated that she solicited proposals from BrightView Landscape Development and Outdoor Lifestyles. Discussion ensued. Following discussion, upon a motion duly made by Director Gentry, seconded by Director Harris and, upon vote, unanimously carried, the Board directed staff to engage Outdoor Lifestyles for landscape and snow removal services for the remainder of 2022.

**Pond inspection and recommendations for rehabilitation:** No update was provided.

**Pump repair at ponds:** Director Harris reported that Quantum Pump visited the ponds today to perform a pressure check to determine the proper pump, noting that the float still requires repair.

### LEGAL MATTERS

**Collection of delinquent operation and maintenance fees update:** Attorney Peykov provided an update the Board regarding the collection of delinquent operation and maintenance fees, noting that two delinquent accounts remain. She stated that a lien was filed on one of the accounts and the home was sold on the other account. The Board determined to write off this amount for the home that sold from the District's financials.

**Other:** None.

## RECORD OF PROCEEDINGS

---

### MANAGER MATTERS

**2023 budget preparation and process:** The Board discussed the 2023 budget preparation and process and directed staff to continue the process as usual.


**Services needed for 2023 and determine process for obtaining proposals:** Director Gentry informed the Board that she will solicit a proposal for landscape maintenance, snow removal and open space maintenance services. Director Harris stated that he will request a proposal from L.B. Ecological Inc. It was noted that proposals are to be requested by September 15<sup>th</sup>.

**2023 in-person meetings:** Director Gentry stated her desire for in-person meetings in 2023. She noted she has no preference for how the public attends, but that she would like the District manager to attend in person and the accountant can attend via Microsoft Teams. She does not feel the attorney needs to attend the meetings on a regular basis. Discussion ensued regarding meeting space options for in-person meetings as well as the attendance of meetings by the attorney. It was noted that the Board will provide their comments to Ms. Johnson on their preference for whether the attorney attends meetings. Director Gentry suggested additional community outreach to solicit more interest from residents to attend Board meetings. She stated that she will obtain signs to be placed throughout the community prior to meetings informing residents of meeting information.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Gentry, seconded by Director Seidl and, upon vote, unanimously carried, the Board adjourned the meeting at 6:45 p.m.

Respectfully submitted,

DocuSigned by:  
  
49CF87F7EE784D1  
Secretary for the Meeting