

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS  
OF HIGHLANDS-MEAD METROPOLITAN DISTRICT

Held: Monday, June 27 at 10:00 a.m.  
Via Teleconference

**Attendance**

The special meeting of the Board of Directors of the Highlands-Mead Metropolitan District, was called and held as shown above and 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:

Lisa Wiebelhaus  
Serge Goldberg  
Will Edgington

Also present: Trisha Harris, Esq., Nelson Dunford, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Eric Weaver, Marchetti & Weaver LLP, District Accountant; Angela Elliott and Cathy Baldwin, Teleos Management, Shannon Engler, Richfield Homes and Highlands Mead Homeowner, Guiseppe Reale, Prosper Land.

**Call to Order**

It was noted that a quorum of the Board was present and the meeting was called to order at 10:01 a.m.

**Conflict of Interest  
Disclosures**

Ms. Harris advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris 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. Ms. Harris 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.

**Agenda**

Ms. Elliott presented the Board with the agenda for the meeting for consideration. Following brief discussion, upon a motion duly made by Serge Goldberg and seconded by Will Edgington, the Board unanimously approved the agenda as revised.

**Public Comment**

Mr. Emen commented on his enjoyment living in the community. He would like the Board to consider safety equipment for disabled child. Board has asked Mr. Emen to bring information back to the Board.

**Directors' Matters**

**Appointment of Directors**

The Board discussed the appointment of two more Board members including Shannon Engler and Guiseppe Reale.

Following discussion, upon a motion duly made by Will Edgington and seconded by Serge Goldberg, the Board unanimously accepted the appointment of Shannon Engler and Guiseppe Reale as Directors.

**Appointment of Officers**

The Board discussed the appointment of the two new directors.

Following discussion, upon a motion duly made by Serge Goldberg and seconded by Will Edgington, the Board unanimously accepted the appointment of officers as Shannon Engler - Assistant Secretary, Guiseppe Reale - Assistant Treasurer.

**Consent Agenda**

The Board was presented with the consent agenda items.

Upon a motion duly made by Serge Goldberg and seconded by Will Edgington, the Board unanimously took the following actions:

- a. Approved the minutes of the May 11, 2022, special meeting.

**Legal Matters**

**Discussion of Declaration Amendment regarding RV Parking**

Following discussion, upon motion duly made by Lisa Wiebelhaus and seconded by Serge Goldberg, the Board unanimously approves. Will Edgington to review and approve the documents prior to being sent to owners.

**Financial Matters**

**Claims and Approval**

Mr. Weaver presented the claims to the Board for consideration.

Following discussion, upon motion duly made by Will Edgington and seconded by Serge Goldberg, the Board ratified approval of the accounts payable list as presented in the amount of \$10,870.65 and approved the current claims of \$11,429.22. Developer advance of \$35,000 requested.

**Financial Statements as of May 30, 2022**

Mr. Weaver distributed the financials as of May 30, 2022.

Following discussion, upon motion duly made by Will Edgington and seconded by Serge Goldberg, the Board accepted the financial statements as presented to the District.

**Discussion of Opening Trust Account**

Mr. Weaver presented the information regarding Colo Trust-Plus Fund.

Following discussion, upon motion duly made by Serge Goldberg and seconded by Will Edgington, the Board unanimously approves the opening of the Plus+ account.

**Management Matters**

**Management Report**

Ms. Elliott reviewed the Manager's Report with the Board.

**Landscaping - IPS Beetle Spraying**

Following discussion, upon motion duly made by Serge Goldberg and seconded by Lisa Wiebelhaus, the Board voted by majority to move forward with the fall IPS beetle spraying with a not to exceed of \$3,000.

**Landscape Maintenance**

Ms. Baldwin reviewed the landscape maintenance with the Board.

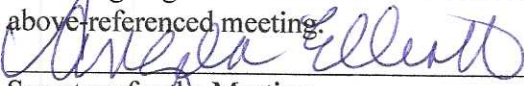
**Other Business**

Next Regular meeting November 1, 2022 at 10 a.m.

**Adjournment**

There being no further business to come before the Board and following discussion and upon motion duly made, by Serge Goldberg and seconded by Will Edgington, the Board unanimously determined to adjourn the meeting at 11:32 a.m.

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

  
Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 1<sup>ST</sup> day of Nov, 2022.