

**MINUTES OF THE MEETING OF THE BOARD OF
DIRECTORS OF THE**

4-WAY RANCH METROPOLITAN DISTRICT NO. 1

Held: Thursday, November 18, 2021 at 5:30 p.m., by
videoconference due to COVID-19 requirements.

Attendance

The meeting of the Board of Directors of the 4-Way Ranch Metropolitan District No. 1 was called and held 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:

Andrew Westra
Kevin Campbell
Barry Bortner
Gaye Belles
David Learn

Also present were:
Dawn Schilling, CPA
Paul Rufien, District Counsel
Mark Belles, Resident
Sue Blair, District Manager

Call to Order

Director Westra noted that a quorum of the Board was present and called the meeting of the Board of Directors of the 4-Way Ranch Metropolitan District No. 1 to order at 5:32 pm.

Board members confirmed that there were no conflicts of interest other than those previously disclosed.

Approval of Agenda

It was moved by Director Westra, seconded by Director Bortner and carried that the agenda be approved as presented.

Public Comment

Mark Belles addressed the Board. He asked the Board if the bond payment has been received. Ms. Schilling stated she has not had any responds to her email or invoice. Mr. Rufien suggested another reminder be sent. Director Belles asked where the payment will be applied, and Ms. Schilling stated it goes back into the debt service.

There being no further comments, public comment was closed.

Financial Items

Review and Consider Payment of Claims: Ms. Schilling reviewed the claims presented for payment. Upon motion by Director Belles and second by Director Campbell, vote was taken to approve the claims as presented.

October 31, 2021 Financial Statements: Ms. Schilling reviewed the financials with the Board. Upon motion duly made, seconded and unanimously carried, the financial statements were accepted as presented.

Engagement of Schilling & Company: Director Learn moved that the Board approve the engagement of Schilling & Company. Upon second by Director Bortner, vote was taken and motion carried unanimously.

Public Hearing – 2022 Budget: Ms. Blair reported that proper publication had been made to allow the Board to conduct a public hearing to adopt the District’s 2022 budget. President Westra opened the public hearing. Ms. Schilling reviewed the proposed 2022 budget with the Board. President Westra asked if there was any public comment. None was received and the public hearing was closed. Director Belles moved that the Board adopt the 2022 budget as presented. Upon second by Director Learn, vote was taken and motion carried unanimously.

Manager’s Items

Ms. Blair requested that the Board consider the approval of the Community Resource Services contract to provide management services to the District. Director Campbell moved to approve the contract as presented. Upon second by Director Belles, vote was taken and motion carried unanimously.

The Board discussed the current meeting schedule and no changes were made. Special meetings will be called, as necessary.

Ms. Blair presented an Election Resolution for consideration by the Board. Said Resolution calls the May 3, 2022 regular District election and names Sue Blair as the District’s DEO. Director Campbell moved to approve the Election Resolution as presented. Upon second by Director Learn, vote was taken and motion carried unanimously.

Adjournment

There being no further business to come before the Board, it was moved by Director Westra, seconded by Director Bortner, and unanimously carried that the meeting be adjourned at approximately 6:38 p.m.



Secretary for the Meeting