

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
OLD RANCH METROPOLITAN DISTRICT  
(THE "DISTRICT")  
HELD  
APRIL 12, 2023

A regular meeting of the Board of Directors of the Old Ranch Metropolitan District (referred to hereafter as the "**Board**") was convened on Wednesday, April 12, 2023 at 9:00 a.m. This District Board meeting was held at 121 S. Tejon Street, Suite 1100 Colorado Springs, CO 80903 and via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

Directors In Attendance Were:

Timothy Seibert, President  
David D. Jenkins, Treasurer  
Delroy Johnson, Secretary  
Bobby Ingels, Assistant Secretary  
Christopher S. Jenkins, Assistant Secretary

Also, In Attendance Were:

Josh Miller, Korben Heim, Rob Lange and Carrie Bartow; CliftonLarsonAllen LLP ("CLA")  
Russell W. Dykstra, Esq.; Spencer Fane, LLP  
Jessica Wilson; Nor'Wood Development Group

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Seibert called the meeting to order at 9:02 a.m. Following review, upon a motion duly made by Director Johnson, seconded by Director Ingels and, upon vote, unanimously carried the Board approved the agenda, as amended to include the acceptance of capital improvements.

**Disclosure of Potential Conflicts of Interest:** The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Dykstra that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors, and no additional conflicts were disclosed at the meeting.

**Quorum, Location of Meeting and Posting of Meeting Notices:** A quorum was confirmed. The Board noted the meeting was noticed on the websites and posted as required.

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**Public Comment:** None.

**Minutes from the November 14, 2022 Joint Special Board Meeting:** The Board reviewed the minutes from the November 12, 2022 joint special Board meeting. Following review, upon a motion duly made by Director C. Jenkins, seconded by Director Johnson and, upon vote, unanimously carried, the Board approved the November 14, 2022 joint special Meeting minutes, as presented.

### **FINANCIAL MATTERS**

**December 31, 2022 Unaudited Financial Statements:** Ms. Bartow reviewed the December 31, 2022 Unaudited Financial Statements with the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Johnson and, upon vote, unanimously carried, the Board accepted the December 31, 2022 Unaudited Financial Statements.

**Previous and Current Claims:** Ms. Bartow reviewed the previous and current claims with the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director D. Jenkins and, upon vote, unanimously carried, the Board ratified approval of past claims and approved current claims.

**Public Hearing to Consider Amendment of the 2022 Budget. Adoption of Resolution to Amend the 2022 Budget:** Director Seibert opened the public hearing to consider amendment of the 2022 Budgets at 9:10 a.m.

It was noted that Notice stating that the Boards would consider amendment of the 2022 budget, and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

Ms. Bartow reviewed the amendment of the 2022 Budget with the Board. No public comment was made.

Director Seibert closed the public hearing at 9:12 a.m.

Following discussion, upon a motion duly made by Director C. Jenkins, seconded by Director Seibert and, upon vote, unanimously carried, the Boards approved the 2022 Budget amendments and adopted the Resolution to Amend the 2022 Budget.

**Capital Improvements:** Following review, upon a motion duly made by Director Ingels, seconded by Director Seibert and, upon vote, unanimously carried, the Board accepted the Capital Improvements, as presented.

### **LEGAL MATTERS**

**May 2, 2023 Election:** Attorney Dykstra provided an update to the Board on the May 2, 2023 Election. No action was taken.

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### MANAGER MATTERS

**Amendment to Consultant Agreement between the District and Warren Management Group:** Following review, upon a motion duly made by Director Seibert, seconded by Director C. Jenkins and, upon vote, unanimously carried, the Board ratified approval of Amendment to Consultant Agreement between the District and Warren Management Group.

**Service Agreement between the District and LRE Water for Water Accounting Services in the Amount of \$5,000.00:** Following review, upon a motion duly made by Director Ingels, seconded by Director D. Jenkins and, upon vote, unanimously carried, the Board approved the service agreement between the District and LRE Water for Water Accounting Services in the amount of \$5,000.00.

**Pool Repair Agreement between the District and CEM in the Amount of \$8,097.93:** Following review, upon a motion duly made by Director Ingels, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified approval of the pool repair agreement between the District and CEM in the amount of \$8,097.93.

**Trashcan Enclosure:** Mr. Miller provided an update on the trashcan enclosure to the Board. No action was taken.

**PatioShoppers Proposal for New Furniture:** Following review, upon a motion duly made by Director Ingels, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified approval of the PatioShoppers proposal for new furniture.

**American Overhead Door Proposal in the Amount of \$4,317.41:** Following review, upon a motion duly made by Director Seibert, seconded by Director C. Jenkins and, upon vote, unanimously carried, the Board approved the American Overhead door proposal in the amount of \$4,317.41.

### OTHER BUSINESS

None.

### ADJOURNMENT

There being no further business to come before the Board at this time, Director Seibert adjourned the meeting at 9:19 a.m.

Respectfully submitted,

By Delroy Johnson  
Secretary for the Meeting

**Certificate Of Completion**

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Subject: Complete with DocuSign: Old Ranch MD - Minutes - 04-12-2023 Regular Mtg (ORMD).pdf	
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Client Number: A522123	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
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	IP Address: 73.229.160.48


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Status: Original	Holder: Cindy Jenkins	Location: DocuSign
1/3/2024 5:37:34 PM	Cindy.Jenkins@claconnect.com	

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Delroy Johnson  
 djohnson@norwood.dev  
 Director  
 Various Districts  
 Security Level: Email, Account Authentication (None)

**Signature**

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 Accepted: 1/4/2024 7:47:09 AM  
 ID: 5fa81c59-a629-43a3-a8cc-3e91b78c18d3

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 ID: 2eeab7cf-9041-488d-bed0-8baedf289723

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 snet@spencerfane.com  
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	1/3/2024 5:39:30 PM
Certified Delivered	Security Checked	1/4/2024 7:47:09 AM
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