

MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF

TABLEROCK METROPOLITAN DISTRICT

Held: Thursday, September 22, 2022, at 6:00 p.m. via teleconference

Attendance

The above-referenced meeting was called and held in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Craig M. Lis
Barry Waryanka
John M. McCready
Glenn Kepler

Also present were: George M. Rowley, White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel and Diane Wheeler, Simmons & Wheeler, P.C., District accountant.

Call to Order

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

Director Qualification

The Directors in attendance confirmed their qualification to serve.

Director Disclosures

Mr. Rowley advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rowley 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. Mr. Rowley 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. Director Waryanka and Director McCready noted that they are also members of the Board of Directors of the Homeowner's Association. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Board Member Resignation Appointment of Officer	The Board acknowledged the resignation of Director Ginevan. The Board engaged in a general discussion regarding the appointment of Melinda K. Gerard. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the appointment of Melinda K. Gerard.
Approval of Agenda	Mr. Rowley presented the proposed agenda to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the agenda as presented.
Public Comment	None.
Consent Agenda	Mr. Rowley provided the items on the consent agenda to the Board. Mr. Rowley advised that any item can be removed from the consent agenda to the regular agenda upon a request from any Director. No items were requested to be moved from the consent agenda. Upon a motion duly made, seconded and unanimously carried, the Board approved and ratified the following items: <ul style="list-style-type: none"> • Minutes from September 28, 2021 • Resolution Calling May 2, 2023 Election • Notice to Electors Pursuant to § 32-1-809, C.R.S.
Legal Matters	
2022 Legislative Update	Mr. Rowley presented the 2022 legislative update to the Board. No action taken.
Consider Adoption of 2023 Annual Administrative Resolution	Mr. Rowley presented the 2023 Annual Administrative Resolution to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.
Management Matters	
Discuss Tree Replacements	The Board engaged in a general discussion regarding replacement of trees in an amount up to \$30,000. The Board will obtain two more bids before making a decision and authorized Director Waryanka to approve the contract.

Financial Matters

Payables/Financials

Ms. Wheeler presented the claims payable in the amount of \$52,876.17 to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board approved the claims payable.

Ms. Wheeler presented the financials, dated June 30, 2022, to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board accepted the financials.

Consider Approval of 2021 Audit

Ms. Wheeler presented the 2021 audit to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the audit.

Consider Approval of 2022 Auditor

The Board engaged in a general discussion regarding the 2022 auditor. Following discussion, upon a motion duly made and seconded, the Board unanimously approved using the same auditor as the previous year, as long as the cost does not increase more than \$500.

Conduct Public Hearing on 2022 Budget Amendment Conduct Public Hearing on Adopting 2023 Budget, Imposing Mill Levy and Appropriating Funds

A 2022 budget amendment was not needed, no action taken.

Director Lis opened the public hearing on the proposed 2023 Budget. Mr. Rowley noted that the notice of public hearing was provided in accordance with Colorado law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Wheeler reviewed the 2023 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2023 Budget, appropriating funds therefor and certifying mills for the General Operating Fund, and mills for the Debt Service Fund, as shown in the 2023 Budget, subject to receipt of final assessed valuation.

Executive Session

None.

Other Business

The Board engaged in a general discussion regarding the 2023 meeting schedule. Following discussion, upon a motion duly made and seconded, the Board unanimously approved holding its regular meeting on September 21, 2023, at 6:00 p.m. the location to be determined.

Adjournment

There being no other matters to come before the Board and upon motion duly made, the Board determined to adjourn the meeting.

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

John McCready

[John McCready \(Oct 9, 2023 10:00 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 3rd day of October 2023.