

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS  
OF  
POMPONIO TERRACE METROPOLITAN DISTRICT**

NOTICE OF MEETING Tuesday, July 19, 2022, 3:00 PM

**Attendance**

The special meeting of the Board of Directors of Pomponio Terrace Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Sara Dieringer  
Jen Newman  
Christina Perry

Also present was Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Angela Elliott, Don Cullen, and Gabrielle Gavito, Teleos Management Group; and Georgina Harland, Simons & Wheeler PC., Marc Volland and Easton Enge, homeowners, and members of the public

**Call to  
Order/Declaration of  
Quorum**

It was noted that a quorum of the Board was present, and the meeting was called to order at 3:03 PM.

**Conflict of Interest  
Disclosures**

Mr. White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. White 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. White inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding 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.

**Approval of Agenda**

Mr. White presented the proposed agenda to the Board for consideration. Following discussion, upon a motion duly made by Director Dieringer seconded by Director Newman, and upon vote, the Board unanimously approved agenda.

**Consider Appointment of  
Directors**

Discussion followed on vacancies on the Board. Following discussion, upon motion duly made by Director Dieringer, seconded by Director Newman, upon vote and unanimously carried, the Board appointed Marc Volland and Easton

Enge to serve on the Board. Marc Volland will serve until May 2023. Easton Enge will serve until May 2025. Both candidates accepted their appointment.

### **Election of Officers**

Discussion followed on the newly elected board member offices and those currently serving. Following discussion, upon motion duly made by Director Dieringer, seconded by Director Perry upon vote and unanimously carried, the following directors were elected to their respective offices:

President: Marc Volland  
Secretary/Treasurer: Sara Dieringer  
Asst. Secretary: Jen Newman  
Asst. Secretary: Easton Enge  
Asst. Secretary: Christina Perry

### **Public Comment**

Public Comment – Members of the public may express their views to the Board on matters that affect the Districts that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.

Homeowner McFaddin requested that enclosures to meeting packet also be available to homeowners. Teleos was directed to posting meeting packet on website in the future. She also requested the meetings be later.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board moved the next meeting and budget hearing to December 7 at 6 pm.

Further discussion followed on the replacing sidewalks and landscaping being completed at townhomes.

### **Consent Agenda**

(These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda) (Enclosures)

- a. Consider Approval of Minutes from March 23<sup>rd</sup>, 2022, special meeting (enclosure).

The Board reviewed the Minutes from the March 23<sup>rd</sup>, 2022, Special meeting. Following a review, upon a motion duly made by Director Dieringer and seconded by Director Perry, the Board unanimously approved the Minutes as presented.

### **Operations/Manager Matters**

Ms. Elliott / Mr. Cullen have provided the managers' report in advance for review.

- a. Update regarding the free library – Manager Cullen discussed the free-standing library is more complex to install than initially contemplated. Manager Cullen has discussed with Cardel Homes the possibility of their crew putting together the structure. Manager Cullen explained that this will be installed by August.
- b. Update regarding the security signs/neighborhood watch. Manager Cullen discussed that no homeowner volunteered to take the lead on the Neighborhood Watch, therefore Manager Cullen ordered signs. Manager Cullen will have signs installed at entry on Clay St. and Elliott St.
- c. Trash can Storage not regulated in governing documents. Manager Cullen discussed the lack of clear restrictions on where homeowners can store trash cans on their property. Mr. White clarified there is a section in the governing documents that prevent homeowners from leaving trash cans in the alleyway.
- d. Weed Mitigation - Manager Cullen discussed that Broadleaf spray was completed in June.
- e. DRC Reviews - Manager Cullen discussed that there were 6 Design Applications and 4 Landscape applications since the last meeting.
- f. Covenant Violations - 6900 Canosa St - Artificial Turf installed front yard – Manager Cullen discussed the application and the Board ask that the application be resubmitted for review.

### **Financial Matters**

a. Consider Acceptance of April 30th, 2022, financials (if available)  
Ms. Harland presented the draft of the Audit for 2021 and walked the Board through the review of the various sections and Notes of the financial statement.

b. Consider Approval of Payables and Claims  
Ms. Harland presented the claims, check # 2042 through 2056 in the amount of \$36,816.24. to be ratified for the period of March 23, 2022, through July 8, 2022

Following discussion, upon motion duly made by Director Dieringer seconded by Director Newman, upon vote and unanimously carried, the Board approved the payment of claims in the amount \$36,816.24 through July 8, 2022.

- a. Conduct Public Hearing on 2021 Budget Amendment and Consider Adoption of Resolution Amending 2021 Budget (**enclosure**)

Upon motion duly made, seconded, upon vote and unanimously carried, Mr. White opened the Public hearing.

Ms. Harland discussed the debt service fund over budget.

Upon motion duly made, seconded, upon vote and unanimously carried, Mr. White closed the public hearing.

Mr. White reviewed the Amended 2021 Budget Resolution with the Board. Following discussion, upon a motion duly made by Director Perry, seconded by Director Dieringer upon vote, the Board unanimously adopted the Resolution amending the 2021 Budget.

**Legal Matters**

- a. None

**Director's Matters**

- a. None.

**Other Business**

Director Newman resigned from the Board effective July 22, 2022, because of sale her house.

The Board discussed cancelling the August 22, 2022 meeting at 3 pm. Ms. Elliott will send cancellation.

Further discussion followed on Director Perry helping with the newsletter until a replacement is found.

**Adjourn**

There being no further business to come before the Board and following discussion and upon a motion duly made by Director Dieringer seconded by Director Perry, upon vote and unanimously carried, the Board determined to adjourn the meeting at 4:08 pm.

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

  
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Secretary for the Meeting