



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
REMUDA RIDGE METROPOLITAN DISTRICT
HELD JUNE 21, 2023 AT 2:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Remuda Ridge Metropolitan District was held on Wednesday, June 21, 2023 at 2:00 PM, at 555 Middle Creek Parkway, #500, Colorado Springs, CO, and virtually via video teleconference.

ATTENDANCE

In attendance were Directors:

Sandra Hazelton, Secretary
Douglas Little, President
Joe Stifter, Assistant Secretary
Richard Van Seenus, Treasurer

Also in attendance were:

K. Sean Allen, Esq. White Bear Ankele Tanaka & Waldron
Jak Pattamasaevi, WSDM
Kevin Walker, WSDM
Sue Gonzales, WSDM
Members of the Public

1. Call to Order: Mr. Pattamasaevi called the meeting to order at 2:02 PM.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: Mr. Pattamasaevi declared a quorum was present. Mr. Pattamasaevi confirmed that the director qualifications and filings of disclosures were made previously.
3. Approval of Agenda: Director Van Seenus moved to approve the Agenda as presented; seconded by Director Stifter. Motion passed unanimously.
4. Acknowledgement of Officer Resignation: Director Stifter moved to acknowledge Mr. Jennings' resignation from the Board; seconded by Director Van Seenus. Motion passed unanimously.
5. Approval of Minutes from Special Board Meeting held on Mar 29th, 2023: After review, Director Van Seenus moved to approve the March 29, 2023 Minutes as presented; seconded by Director Stifter. Motion passed unanimously.
6. Public Comment: There was no public comment.

7. Management Matters

- a. Discussions regarding WSDM undertaking: Mr. Pattamasaevi and the Board discussed the undertaking of responsibilities.
 - 1) Landscaping maintenance: Mr. Pattamasaevi noted they will be receiving a bid soon for landscape maintenance of tracts A and G.
 - 2) Covenant enforcement: Mr. Pattamasaevi explained that once residents move in, WSDM can begin covenant enforcement. He noted that WSDM can assist in the design review process as well. The Board discussed establishing the policy of having WSDM approve design reviews administratively, and only requiring Board approval for the variances.
 - 3) Bond disclosure compliance: WSDM will undertake the bond disclosure compliance and reporting requirements for the District.
 - 4) Website publication compliance: Mr. Pattamasaevi discussed the website publication requirements and noted that WSDM is working on updating the District's website.

8. Legal Matters

- a. Discuss acceptance of Tracts A and G: Mr. Pattamasaevi reported that he visited tracts A and G, and they look done. The acceptance is anticipated for the end of July.
- b. Discuss licensing of stormwater mitigation obligations to COLA: The Board reviewed the licensing of stormwater mitigation obligations to COLA.
- c. Discuss entering into an easement agreement for maintenance of retaining wall adjoining lots 49-54: The Board reviewed the draft easement agreement.

9. Financial Matters

- a. Review and consider approval of the prepared Unaudited Financial Reports for March 31, 2023: Mr. Pattamasaevi presented the Unaudited Financial Reports for March 31, 2023. After review, Director Hazelton moved to approve the Unaudited Financial Reports for March 31, 2023; seconded by Director Van Seenus. Motion passed unanimously.
- b. Ratify Payables: Mr. Pattamasaevi presented the payables. After review, Director Van Seenus moved to ratify the payables; seconded by Director Hazelton. Motion passed unanimously.
- c. Review and consider approval of the prepared 2022 Audit Report: Mr. Pattamasaevi presented the 2022 Audit Report provided by Simmons & Wheeler, P.C. After review, Director Stifter moved to approve the 2022 Audit Report subject to final review; seconded by Director Seenus. Mr. Allen noted that he reviewed the 2022 Audit Report in March and provided comments that were included in the current version. Motion passed unanimously.
- d. Discuss engagement of External financial advisor for an opinion on interest rates re: developer advances: The Board discussed the engagement of an external financial advisor for an opinion on interest rates re: developer advances. Mr. Allen noted this is a requirement of the City of Fountain and is a provision in the service plan. Mr. Pattamasaevi will reach out to DA Davidson. Director Stifter moved to authorize WSDM to obtain proposals for this service not to exceed \$5,000; seconded by Director Van Seenus. Motion passed unanimously.

10. Other Business

- a. Next Regular Meeting: September 20th, 2023, at 2:00 PM.

11. New Business: The Board discussed the officer positions. The Board appointed Director Van Seenus as Treasurer and the other positions will remain the same.
12. Adjourn: Director Stifter moved to adjourn the meeting; seconded by Director Van Seenus. Motion passed unanimously at 2:40 PM.

Respectfully Submitted,



[Richard Van Seenus \(Sep 27, 2023 12:52 MDT\)](#)

Secretary for the Meeting






RRMD 2023 06 21 Minutes KK

Final Audit Report

2023-09-27

Created:	2023-09-27
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"RRMD 2023 06 21 Minutes KK" History

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