



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
REMUDA RIDGE METROPOLITAN DISTRICT
HELD OCTOBER 10, 2023 AT 1:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Remuda Ridge Metropolitan District was held on Tuesday, October 10, 2023 at 1:00 PM, at 555 Middle Creek Parkway, #500, Colorado Springs, CO, and virtually via video teleconference.

ATTENDANCE

In attendance were Directors:

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

Also in attendance were:

Jak Pattamasaevi, WSDM
Rebecca Harris, WSDM
Sue Gonzales, WSDM
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron

1. Call to Order: Mr. Pattamasaevi called the meeting to order at 1:03 p.m.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: Mr. Pattamasaevi declared a quorum was present and confirmed that the director qualifications and filings of disclosures were made previously.
3. Approval of Agenda: The Board unanimously approved an amendment to the agenda to include discussion of the of Waste Disposal Fee and the adoption of the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges.
4. Approval of Minutes from Board Meeting held September 20, 2023: After review, Director Stifter moved to approve the September 20, 2023 Minutes; seconded by Director Hazelton. Motion passed unanimously.
5. Public Comment: There was no public comment.
6. Management Matters
 - a. Consider Approval of the creation of a bank account at Eastern Colorado Bank: The Board discussed access to the First Bank account. The Board agreed to visit First Bank with Ms. Gonzales, the WSDM Accountant so that she can access the account.
 - b. Consider Waste Service Bids: Mr. Pattamasaevi presented the waste service bids for weekly trash pickup and every other week for recycling. The Board directed WSDM to engage HBS for waste service. Mr. Pattamasaevi will forward the document to legal counsel to form the

contract.

- c. Discuss Covenant Enforcement: The Board discussed covenant enforcement and directed WSDM to generate a fees schedule for violations of the governing documents to propose to COLA for an amendment to the Design Guidelines.

7. Financial Matters

- a. Review and Consider Approval of the Prepared Unaudited Financial Reports for September 30, 2023: The Board reviewed the Unaudited Financial Reports for September 30, 2023. by the board. Ms. Gonzales requested clarification from the Board on the “Amount to be Provided” line item. Director Hazelton clarified that the Board has always funded the District. Director Stifter explained that “Amount to be Provided” refers to future potential sources of revenue to fund the District’s draw of advances from the developer. Director Stifter requested clarification on whether the District has a note payable to the developer executed. Mr. Allen clarified that the agreement between the District and developer does not constitute a debt and that the cost of issuance to the debt would be high, and the Board may wish to consider such a note if the developer expects to lose control of the Board in the near future.
- b. Discuss Preliminary 2024 Budget: The Board reviewed the preliminary 2024 budget. The Board requested a projection by WSDM as to the costs and revenue of the District when the entire district is built out. Mr. Stifter wants to project costs and revenue as fully built out for the purpose of imposing fees and not having to re impose fees repeatedly. Mr. Pattamasaevi expects it will take 1 week to generate such a budget.
- c. Ratify Payables: Mr. Pattamasaevi presented the Payables to be ratified. After review, Director Van Seenus moved to approve the payables; seconded by Director Hazelton. Motion passed unanimously.

8. Legal Matters

- a. Consider approval of the Resolution Concerning the Imposition of a Waste Service Fee. Mr. Allen discusses the introduction of a fee for the services of waste removal. Mr. Pattamasaevi presents HBS’ bid and proposes that \$16.50 per month will help the district cover shortfalls due to delinquency by some of the residents. The board discusses and approves a fee for Waste disposal of \$16.50 per month to be charged on a quarterly basis.
- b. Consider approval of the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges. Mr. Allen presented the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges. Mr. Allen clarified that this Resolution applies only to those fees for services rendered by the District, and that this Resolution does not apply to those fees generated for the purposes of covenant enforcement. The Board directed WSDM to generate the necessary policy for that purpose. Director Stifter moved to adopt the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges; seconded by Director Hazelton. The motion passed unanimously.

9. Other Business

- a. Next Regular Meeting: A Special Board meeting is scheduled for Wednesday, December 13, 2023 at 4:00 p.m., following the Townhall meeting at 3:30 p.m.

10. Adjourn: The Board unanimously adjourned the meeting at 2:03 p.m.

Approved


Richard Van Seenus (Jan 8, 2024 08:37 MST)

Officer of the District

WSDM District Managers

614 N. Tejon St., Colorado Springs, CO 80903 (719) 447-1777 www.wsdistricts.co






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Final Audit Report

2024-01-08

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"RRMD 2023 10 10 Minutes KK" History

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