



**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
REMUDA RIDGE METROPOLITAN DISTRICT  
HELD JUNE 26, 2024 AT 2:00 PM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Remuda Ridge Metropolitan District was held on Wednesday, June 26<sup>th</sup>, 2024 at 2:00 p.m., at 555 Middle Creek Parkway, #500, Colorado Springs, CO, and virtually via video teleconference.

**ATTENDANCE**

In attendance were Directors:

Joe Stifter, President  
Sandra Hazelton, Secretary  
Richard Van Seenus, Treasurer


Also in attendance were:

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

1. Call to Order: Mr. Pattamasaevi called the meeting to order at 2:00 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. Acknowledgement of Director Doug Little's Resignation; Director Van Seenus moved to accept Director Little's resignation. Director Stifter Seconded. Motion passed unanimously. Director Stifter indicated that Mr. Tim Bushar and Ms. Mary Shaw will be joining the board. Mr. Allen indicated that paperwork were in progress but that the board could go ahead and appoint them today. Director Van Seenus moved to appoint Mr. Buschar to the board of directors. Ms. Hazelton seconded. Motion passed unanimously. Director Van Seenus moved to appoint Ms. Mary Shaw to the board of directors. Director Hazelton seconded the motion. Motion passed unanimously.
4. Approval of Agenda: Director Stifter moved to approve the Agenda as presented; seconded by Director Van Seenus. Motion passed unanimously.
5. Approval of Minutes from Special Board Meeting held on April 2<sup>nd</sup>, 2024: After review, Director Van Seenus moved to approve the April 2<sup>nd</sup>, 2024 Meeting Minutes; seconded by Director Hazelton. Motion passed unanimously.
6. Public Comment: There was no public comment.

7. Management Matters
  - a. Website Accessibility Standard Discussion: Mr. Pattamasaevi informed the board of WSDM's efforts in bringing the District's website up to required accessibility standards.
  - b. Review and consider adoption of an Accessibility Policy: Director Stifter moved to adopt the Accessibility Policy. Director Van Seenus seconded. Motion passes unanimously.
  - c. Underdrain Acceptance, Maintenance, Budget. Mr. Allen advised the board that it will need maps, assurance of condition, a budget for maintenance, and other documentations prior to acceptance of the underdrain system. Mr. Pattamasaevi advised the board that the district has now created an estimated budget item to maintain the underdrain system once accepted by the District. Director Van Seenus assured the board that the whole system will be qualified via a Ping Pong ball test and proper documentations put together prior to conveyance.
8. Legal Matters – IDES Task Order for Continued Cost Certification Servies. Mr. Allen presented the IDES work order to the board. The board requested amendments to the project manager name and dates. Director Stifter moves to approve the task order as amended. Director Van Seenus seconded the motion. Motion passed unanimously.
9. Financial Matters
  - a. Review and Consider Approval of Q3 budget and Developer's Advance Request for Q3 2024. Mr. Pattamasaevi presented the year to date and projected cash flow for the district. Director Van Seenus moved to approve the Q3 cashflow budget and associated developer advance request. Director Hazelton seconded. Motion passed unanimously.
  - b. Conduct Public Hearing on Amendment to 2023 Budget. Hearing opened to the public. No member of the public was present. Hearing closed to the public.
  - c. Review and consider approval of 2023 audit report. Mr. Pattamasaevi presented the audit results to the board. Director Van Seenus moved to approve of the Audit results as presented. Director Hazelton seconded. Motion passed unanimously.
    - a. Approve Payables: Mr. Pattamasaevi presented the Payables to be approved. After review, Director Van Seenus moved to ratify the payables; seconded by Director Hazelton. Motion passed unanimously.
10. Service Fee Matters
  - a. Discuss service fee proposal to the City of Fountain. Mr. Pattamasaevi updated the board on the current progress of proposing a fee to the City of Fountain. Director Van Seenus directed Mr. Pattamasaevi to convey the proposal to the City of Fountain.
11. Other Business
  - a. Next Regular Meeting: September 18<sup>th</sup>, 2024, at 2 p.m.
12. Adjourn: Director Van Seenus moved to adjourn at 2:46 p.m.; seconded by Director Hazelton. Motion passed unanimously.

Approved,

  
Richard A. van Seenus (Dec 6, 2024 16:10 MST)

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Officer of the District







# RRMD 2024 6 26 Minutes JP R

Final Audit Report

2024-12-06

Created:	2024-12-06
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## "RRMD 2024 6 26 Minutes JP R" History

-  Document created by Jak Pattamasaevi (jak.p@wsdistricts.co)  
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-  Document emailed to rvanseenus@viewhomesinc.com for signature  
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-  Signer rvanseenus@viewhomesinc.com entered name at signing as Richard A. van Seenus  
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-  Document e-signed by Richard A. van Seenus (rvanseenus@viewhomesinc.com)  
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