



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
REMUDA RIDGE METROPOLITAN DISTRICT
HELD SEPTEMBER 18, 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, September 18, 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
Mary Shaw, Assistant Secretary
Tim Bushar, Assistant Secretary

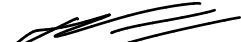
Also in attendance were:

Rebecca Harris, WSDM
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron

1. Call to Order: Ms. Harris called the meeting to order at 2:02 p.m.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: Ms. Harris declared a quorum was present and confirmed that the director qualifications and filings of disclosures were made previously.
3. Approval of Agenda.
4. Approval of Minutes from Special Board Meeting held on June 26th, 2024: After review, Director Bushar moved to approve the Agenda and Minutes of the Meeting held on June 26th, 2024 as presented in one motion; seconded by Director Stifter. Motion passed unanimously.
5. Public Comment: There was no public comment.
6. Management Matters
 - a. Brief update: SIPA payment portal complete and available to residents. Ms. Harris informed the board that the SIPA payment portal is now functional and available to residents for payment.
 - b. Retention of foreclosure counsel: Ms. Harris describes to the board the procedure leading up to requiring the intervention of a foreclosure counsel.
7. Legal Matters
 - a. Review and Consider adoption of the Resolution to Amend the Aspen Ranch Design Guidelines. Changes discussed and motion tabled until the next meeting for review.

- b. Review and Consider adoption of the Resolution Regarding Policies, Procedures, and Penalties for Enforcement of the Governing Documents. After review and discussion, Director Van Seenus moved to approve the resolution as presented. Director Buschar seconded the motion. Motion passed unanimously.
8. Financial Matters
 - a. Review and consider approval of Q4 budget and Developer's Advance Request for Q4, 2024. Ms. Harris discussed the projected District expenditure for Q3 2024.
 - b. Approve Payables: Ms. Harris presented the Payables to be approved. After review and discussion regarding the District's payables, Director Van Seenus moved to ratify the payables; seconded by Director Buschar. Motion passed unanimously.
9. Service Fee Matters
 - a. Discuss service fee proposal to the City of Fountain. Ms. Harris discussed the fee presentation to the City of Fountain.
10. Other Business
 - a. Establishment of annual meeting and budget meeting date/ rescheduling next regularly scheduled meeting from 12-18-24. After discussion, the Budget hearing is scheduled for 11-20-24 at 2:30 pm. The townhall meeting is scheduled for 11-20-24 at 2:00 pm.
11. Adjourn: Director Stifter moved to adjourn at 2:40 p.m.; seconded by Director Buschar. Motion passed unanimously.

Approved,



[Richard A. van Seenus \(Dec 6, 2024 16:11 MST\)](#)

Officer of the District







RRMD 9-18-24 Minutes R

Final Audit Report

2024-12-06

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-  Signer rvanseenus@viewhomesinc.com entered name at signing as Richard A. van Seenus
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