

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
ASH MEADOWS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JULY 18, 2022

A special meeting of the Board of Directors of the Ash Meadows Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, July 18, 2022, at 2:30 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:
Lucas Nishimoto

Also, In Attendance Were:

Celeste Terrell and Alonso Duran Rodriguez; CliftonLarsonAllen (“CLA”) Elisabeth A. Cortese, Esq. and Suzanne M. Meintzer, Esq.; McGeady Becher P.C.
Martin Rosas; Keesen Landscaping Management, Inc.

Members of the Public:
Kodi Patterson; Resident

ADMINISTRATIVE MATTERS

Ms. Terrell called the meeting to order at 2:30 p.m.

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting. No additional conflicts were disclosed at the meeting.

Quorum, Confirmation of Meeting Location, Posting of Notice, and Agenda: A quorum was confirmed. The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. Following discussion, and upon motion duly made and seconded, and upon vote unanimously carried, the Board determined that this meeting will be held via Microsoft Teams without any individuals (neither District representatives nor the general public) attending in person. The Board further noted that the notice of the time, date, location, and attendance information for the meeting was duly posted and that no objections to the means of hosting the meeting were received from taxpaying electors within the District’s boundaries.

The Board reviewed the agenda. Upon a motion duly made and seconded by Director Nishimoto, and upon vote, unanimously carried, the Board approved

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the agenda, as presented.

Public Comment: Ms. Patterson asked clarifying questions on the District and expressed concern that residents may not know about the District. The Board suggested that CLA post on the bulletin board information about the District, along with the website link and Ms. Terrell’s contact information as a resource for residents.

Board Vacancies: The Board discussed the vacancies. The Board considered appointment of resident Kodi Patterson to the Board. Following discussion, upon a motion duly made and seconded by Director Nishimoto and, upon vote, unanimously carried, the Board appointed Kodi Patterson to the Board.

Appointment of Officers: Following discussion, upon a motion duly made and seconded by Director Nishimoto and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President: Lucas Nishimoto
Secretary/Treasurer: Kodi Patterson

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

- **Minutes from the May 16, 2022 Special Board Meeting**

Following review, upon a motion duly made and seconded by Director Nishimoto and, upon vote, unanimously carried, the Board approved and the Consent Agenda.

FINANCIAL MATTERS

Payment of Claims: Mr. Duran Rodriguez reviewed the previous and current claims with the Board. Following review, upon a motion duly made and seconded by Director Nishimoto and, upon vote, unanimously carried, the Board ratified the previous claims and approved the current claims.

Cash Position Report: Mr. Duran Rodriguez reviewed the Cash Position Report with the Board. Following review, upon a motion duly made and seconded by Director Nishimoto and, upon vote, unanimously carried, the Board accepted the Cash Position Report.

Bill.com: Mr. Duran Rodriguez noted he will add Director Patterson as an approver in bill.com.

LEGAL MATTERS

Irrigation Meter and Water Use Agreement with the Ash Meadows Townhomes Association, Inc. (the “HOA”): Attorney Cortese provided an overview to the Board regarding the Irrigation Meter and Water Use Agreement (the “Agreement”) and provided current status on the matter, noting that the final

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payment is being processed to be sent to the HOA. No further action was taken.

MANAGER MATTERS

Covenant Enforcement Update: Ms. Terrell provided an update on Covenant Enforcement to the Board. No further action was taken.

Proposal for Website Maintenance Services with CliftonLarsonAllen LLP (“CLA proposal”): Ms. Terrell reviewed the CLA proposal with the Board. Following review, upon a motion duly made and seconded by Director Nishimoto and, upon vote, unanimously carried, the Board approved CLA to take over website maintenance for a flat fee of \$750.00.

Proposal from Keesen Landscape Management, Inc. to Replace Dead Trees and Shrubs in the Amount of \$6,350.00: Following review, upon a motion duly made and seconded by Director Nishimoto and, upon vote, unanimously carried, the Board approved the proposal from Keesen Landscape Management, Inc. to Replace Dead Trees and Shrubs in the Amount of \$6,350.00.

Proposal from Keesen Landscape Management, Inc. to Replace Sod in the Amount of \$33,250.00: The Board raised questions to Mr. Rosas surrounding the dead grass. Mr. Rosas explained the grass is dead due to the lack of winter moisture and the HOA would not allow them to turn on the irrigation due to the irrigation break. The Board deferred consideration of the proposal until Director Nishimoto can confirm the areas that need to be replaced.


OTHER BUSINESS

There were no other business matters to discuss.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 3:21 p.m.

Respectfully submitted,

By 
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Secretary for the Meeting