

MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LITTLETON VILLAGE METROPOLITAN DISTRICT NOS. 1-3  
HELD  
March 26, 2019

A regular meeting of the Board of Directors of the Littleton Village Metropolitan District Nos. 1-3 was held on March 26, 2019 at 5:30 p.m. at South Fellowship Church, 6560 South Broadway, Littleton, CO 80121. The meeting was open to the public.

Attendance

In attendance were the following Directors:

District No. 1:

Gardiner Hammond

District No. 2:

Phil Cernanec  
Michael Bolsinger  
Holly Bundschu  
Michael Williams

District No. 3:

Gardiner Hammond  
Jack Buchanan  
Sherry Buchanan

Also in attendance were:

Geol Scheirman & Thuy Dam; CliftonLarsonAllen LLP ("CLA")  
Trish Harris; White Bear Ankele Tanaka & Waldron  
Lynn & Dana Christenson; Residents  
Ray Johnson; Resident  
Michelle Allen; Resident  
Stuart & May Brown; Residents

Call to Order/Declaration  
of Quorum/Joint Meetings

The Boards of Directors of Littleton Village MD Nos. 1-3 called the meeting to order at 5:33 p.m. and confirmed quorum was present. The absences of Director Losianovich and Director John Buchanan were excused.

The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Director Qualifications  
Conflicts of Interest /  
Reaffirmation of  
Disclosures

The Boards were advised that pursuant to Colorado law, certain disclosures by the Boards' members may be required prior to taking official action at the meeting. The Boards reviewed the Agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

The Boards determined that participation by the directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

Public Comments

Mr. Dana Christensen followed up with a question regarding delinquency on accounts within the community. Mr. Scheirman discussed the process for handling past due accounts for the community. Management will provide the collection policy for discussion at the next Board meeting.

Ms. Lynn Christensen inquired as to the status for installation of the "no parking" signage for the single-family section of the community. Ms. Christensen also asked legal for an update regarding communication with the City of Littleton assisting with community parking and speeding enforcement. She also requested an update from District No. 3, regarding development. Mr. Jack Buchanan provided an update to the Boards and public present. He also noted he is planning a community meeting for further discussion.

A resident requested permission from the Boards for the Coyote Cross Country team to hold a one-mile run within the community.

Approval of  
Consent Items

Review and Consider Approval of February 25, 2019 Special Board Meeting Minutes (District Nos. 1 & 2)

Upon a motion duly made by Director Hammond and, upon vote, unanimously carried, the District No. 1 Board approved the Consent Items.

Upon a motion duly made by Director Bolsinger, seconded by Director Bundschu and, upon vote, unanimously carried, the District No. 2 Board approved the Consent Items. after item VII E.

## Financial Items

### Review and Consider Approval of Schedule of Cash Position, Property Taxes and Developer Funding

Ms. Dam reviewed the schedule of cash position, property taxes and developer funding with the Board.

Following review, upon a motion duly made by Director Hammond, upon a vote, unanimously carried, the District No. 1 Board approved the Schedule of Cash Position, Property Taxes and Developer Funding, as presented.

Following review, upon a motion duly made by Director Bundschu, seconded by Director Williams and, upon vote, unanimously carried, the District No. 2 Board approved the Schedule of Cash Position, Property Taxes and Developer Funding, as presented.

Following review, upon a motion duly made by Director Jack Buchanan, seconded by Director Sherry Buchanan and, upon vote, unanimously carried, the District No. 3 Board approved the Schedule of Cash Position, Property Taxes and Developer Funding, as presented.

### Review, Ratify and Approval of Claims (District No. 1)

Ms. Dam reviewed the claims with the Board.

Following review, upon a motion duly made by Director Hammond, upon a vote, unanimously carried, the District No. 1 Board approved the claims, subject to available funds.

### Review and Consider Approval of 2018 Audit Exemption (District No. 3)

Ms. Dam reviewed the 2018 Audit Exemption with the Board.

Following review, upon a motion duly made by Director Jack Buchanan, seconded by Director Sherry Buchanan and, upon vote, unanimously carried, the District No. 3 Board approved the 2018 Audit Exemption, as presented.

### Public Hearing for Second Amendment to the 2018 Budget

#### Consider Approval of Resolution for Second Amendment to the 2018 Budget for District No. 1

Upon a motion duly made by Director Hammond, the public hearing to consider amending the 2018 budget was opened at 6:08 p.m.

No public comments were made at this time.

Upon a motion duly made by Director Hammond, the public hearing to consider amending the 2018 budget was closed at 6:09 p.m.

Upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board approved the resolution for the second amendment to the 2018 Budget.

Other

None.

Joint Executive Session

Joint Executive Session of the Boards of Directors of District Nos. 1 - 3 Pursuant to §24-6-402(4)(b). C.R.S. for the Purpose of Receiving Legal Advice and for Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations and Instructing Negotiators

Upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board entered into Executive Session at 7:27 p.m.

Upon a motion duly made by Director Cernanec, seconded by Director Bolsinger and, upon vote, unanimously carried, the District No. 2 Board entered Executive Session at 7:27 p.m.

Upon a motion duly made by Director Jack Buchanan, seconded by Director Sherry Buchanan and, upon vote, unanimously carried, the District No. 3 Board entered Executive Session at 7:27 p.m.

Upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board exited Executive Session at 7:44 p.m.

Upon a motion duly made by Director Cernanec, seconded by Director Bolsinger and, upon vote, unanimously carried, the District No. 2 Board exited Executive Session at 7:44 p.m.

Upon a motion duly made by Director Jack Buchanan, seconded by Director Sherry Buchanan and, upon vote, unanimously carried, the District No. 3 Board exited Executive Session at 7:44 p.m.

The Boards took no action at this time.

Legal Items

Review and Consider Settlement Agreement between District No. 1 and Century Regarding Water Invoicing Issue (District No. 1)

Following review, upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board approved the Settlement

Agreement with Century Regarding Water Invoicing Issues in the amount of \$19,154.89.

Review and Consider Deed from Century for Townhome Landscaping and Alley Tracts (District No. 1)

Following review, upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board approved the Deed from Century for Townhome Landscaping and Alley Tracts.

Review and Consider Deed from Richmond for Landscaped Parcels around the Single Family Homes (District No. 1)

Following review, upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board approved the Deed from Richmond for Landscaped Parcels around the Single Family Homes, subject to approval from District No. 2.

Discussion ensued regarding possible ground water issues on the east side of the community. Management will reach out to the City for further understanding of what can be done regarding possible cutting of the sidewalk to allow further drainage to curb.

No action further action was taken at this time.

Review and Consider Amendment to Amended and Restated Funding and Reimbursement Agreement (Operations and Maintenance) between District No. 1 and WIP Littleton Village

Following discussion, upon a motion duly made by Director Hammond, upon vote, unanimously carried, the District No. 1 Board approved the Amendment to Amended and Restated Funding and Reimbursement Agreement (Operations and Maintenance) between District No. 1 and WIP Littleton Village.

Update on Car Accident Lawsuit

Ms. Harris provided an update to the Board regarding the car accident lawsuit, noting that the claim was settled prior to any court appearances being required. She further stated that the District is expects insurance to pay the settlement amount to the plaintiffs.

Other

None.

Manager Items

Discuss and Consider Acceptance of Richmond Improvements (District No. 1 & District No. 2)

1. MCD Professional Consulting

This item was tabled, pending obtaining further information regarding the suggested options to mitigate the driveway/alley transition issue.

Discuss Request for Closure of District Streets for the "Colorado Coyotes One Mile" Race on July 20, 2019

The Board reviewed the request and will initiate a permit process, similar to the City's. The Boards' concerns include insurance and proper notification for the community.

Discuss Policy on Allowing Parking in District-owned Parking Areas for Food Trucks and Other Uses (District No. 1)

The Board requested additional food truck information and for permits to be issued. The Board requested that no pod permits be allowed within the community spaces.

Review and Discuss Amendment to the Rules and Regulations Regarding Guest Parking (District No. 1)

Upon a motion duly made by Director Hammond, upon vote, unanimously carried, the Board approved the amendment to the Rules and Regulations Regarding Guest Parking, subject to updated sign verbiage being reviewed and approved by the District No. 2 Board.

Other

None.

Director Items

Appointment of Directors (District No. 3)

No new Directors were appointed at this time.

Appointment of Officers (District No. 3)

The Board approved the following slate of officers:

President	Gardiner Hammond
Vice President	Jack Buchanan
Secretary	Sherry Buchanan
Treasurer	John Buchanan

Community Meeting Update (District No. 3)

Mr. Buchanan informed the Boards and the public of his interest in holding a community meeting after April 15 to inform the community of future developments in District No. 3. Management will assist in coordinating the community meeting.

Other

Mr. Cernanec informed the Boards of a meeting with the City Manager regarding speeding, parking and commercial development within the community.

Mr. Cernanec requested a meeting for an update on the Districts' separation process, specifically regarding property and financial concerns.

Other Business

Other

None.

Next Meeting

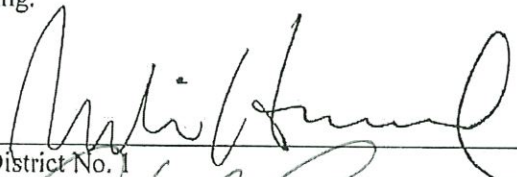
Confirm Quorum for April 23<sup>rd</sup>, 2019 Regular Board Meeting


The Board confirmed a quorum for the April 23, 2019 Regular Board Meeting.

Adjournment

The Board adjourned the meeting at 8:03 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

  
District No. 1

  
District No. 2

  
District No. 3