



**MINUTES OF THE JOINT SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1 and 2
HELD MAY 25, 2023
AT 1:00 PM**

Pursuant to posted notice, the special joint meeting of the Board of Directors of the Saddlehorn Ranch Metropolitan District Nos. 1 and 2 was held on Monday, May 25, 2023 at 1:00 p.m., at 614 N. Tejon St., Colorado Springs, CO 80903, and via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/427672903>.

Attendance

In attendance were Directors:

Sandra Lehmann, President

Jeffrey Book, Treasurer/Secretary

Also in attendance were:

Kevin Walker, WSDM District Managers

Jakrapong Pattamasaevi, WSDM District Managers

Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron

Erin Stutz, White Bear Ankele Tanaka & Waldron

John Helmick, Gorilla Capital

Tiffany Leichman, Sherman & Howard

Jeff Petersma

Combined Meeting:

The Boards of Directors of the Districts have 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 is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: Mr. Walker called the meeting to order at 1:03 PM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Mr. Walker confirmed a quorum was present. Mr. Dickhoner advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Dickhoner inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Approval of Agenda: The Board approved the Agenda as presented.
4. Appointment of Officers: Mr. Dickhoner confirmed that the paperwork must be drafted and signed before a Board member can be appointed.
5. Approval of Minutes from Special Board Meeting held on April 17, 2023: After review, President Lehmann moved to approve the April 17, 2023 Special Meeting Minutes; seconded by Director Book. Motion passed unanimously.
6. Public Comment: Mr. John Helmick commented that the Board is doing a great job.
7. Management Matters
 - a. Consider approval of trash collections services agreement with HBS: Independent Contractor Agreement (Waste Collection and Transportation Services): After review, Director Book moved to accept the Independent Contractor Agreement; seconded by President Lehmann. Motion passed unanimously.
8. Legal Matters
 - a. Consider approval of Special Warranty Deed Re: Tract A, Saddlehorn Ranch Filing No. 1, El Paso County, Colorado: Mr. Pattamasaevi reported that test results have been provided that show the water system is working correctly, and the ORC has also been monitoring the system and can confirm it is functioning. Mr. Pattamasaevi confirmed the documentation including the manuals to operate the plant, and drawings for the pipe in the ground have been acquired. Mr. Walker noted the outstanding items including the redline As-Built for the plant, and the recorded filing 2 plat which should both be received soon. Mr. Walker recommends the Board move forward with the Specialty Warranty Deed as well as the Bill of Sale. The Board discussed the bond issue and certified costs. After review, President Lehmann moved to approve the Special Warranty Deed Re: Tract A, Saddlehorn Ranch Filing No. 1, El Paso County, Colorado; seconded by Director Book. Motion passed unanimously.
 - b. Consider approval of Bill of Sale (Water Distribution System, Water Treatment Plant, Water Tank, and Arapahoe Well): President Lehmann moved to approve the Bill of Sale (Water Distribution System, Water Treatment Plant, Water Tank, and Arapahoe Well); seconded by Director Book. Motion passed unanimously.
9. Financial Matters
 - a. Accept Unaudited Financial Reports for March 31, 2023: After review, President Lehmann moved to accept the Unaudited Financial Reports for March 31, 2023; seconded by Director Book. Motion passed unanimously.
 - b. Ratify Payables: Mr. Pattamasaevi presented the invoice for the SCADA system. Director Book moved to approve the Falcon Environmental invoice for \$899.99; seconded by President Lehmann. Motion passed unanimously.
 - c. Discuss status of bond issuance: Ms. Leichman provided an update on the bond issuance. The Board and Mr. Helmick discussed that the certified costs will determine the cash requirements to close the bond.
10. Other Business
 - a. Discuss Status of PILOT Agreement: There was no update.
 - b. Next regular meeting – August 10, 2023.

11. New Business: There was no new business.
12. Adjourn: The meeting was adjourned at 1:31 PM.

Respectfully Submitted,

Jeffrey Book

Jeffrey Book (Aug 8, 2023 09:52 CDT)

Secretary for the Meeting

Approved,

Sandra Lehmann

Sandra Lehmann (Aug 10, 2023 10:31 MDT)

President











SRMD1-2 2023 05 25 Minutes KK

Final Audit Report

2023-08-10

Created:	2023-08-01
By:	Jak Pattamasaevi (jak.p@wsdistricts.co)
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"SRMD1-2 2023 05 25 Minutes KK" History

-  Document created by Jak Pattamasaevi (jak.p@wsdistricts.co)
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-  Signer koob@msn.com entered name at signing as Jeffrey Book
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-  Document e-signed by Jeffrey Book (koob@msn.com)
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-  Signer sandralehmannsellshomes@gmail.com entered name at signing as Sandra Lehmann
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-  Document e-signed by Sandra Lehmann (sandralehmannsellshomes@gmail.com)
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