



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT
HELD JULY 26, 2023, AT 3:00 P.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Central Marksheffel Metropolitan District was held on Wednesday, July 26, 2023, at 3:00 p.m., via teleconference and video conference.

Directors in attendance were:

Randle W. Case II, President
Dave Hammers, Vice President
Bryan Long, Treasurer/Secretary
Dave Hammers, Assistant Secretary
Lindsay Case,

Also in attendance were:

K. Sean Allen, Esq., White, Bear & Ankele, Tanaka & Waldron
Kevin Walker, WSDM District Managers
Rebecca Harris, WSDM District Managers
Braden Hammond, BiggsKofford
MichelleMarie Kinney, District Resident

1. Call to Order: The meeting was called to order at 3:00 PM by Director Case II.

2. Declaration of Quorum/Director Qualifications/Disclosure Matters: Director Case II indicated that a quorum of the Board was present.

3. Approval of the Agenda: Mr. Walker removed item 6.a. Consider adoption of 2022 Final Budget Amendment because the amendment is not necessary. Director Hammers moved to approve the Agenda as revised; seconded by Director Long. Motion passed unanimously.

4. Appointment of Officers: Director Long appointed Randle W. Case II as President, Dave Hammers as Vice President, Bryan Long remains as Treasurer/Secretary and Lindsay Case as Assistant Secretary; seconded by Director Hammers. Motion passed unanimously.

5. Approval of Meeting Minutes

- a. Approval of November 1, 2022 Minutes: Director Hammers moved to approve the November 1, 2022 Minutes; seconded by Director Long. Motion passed unanimously.

6. Financial Update

- a. Review and consider approval of 2022 Audit and Presentation: Mr. Hammond with BiggsKofford presented the 2022 Audit. He noted they expect to issue an unqualified, clean opinion which is the highest level of assurance they can provide on financial statements. Mr. Hammond discussed the segregation of duties and internal controls, and recommended Board members regularly review bank statements. The Board discussed that they would implement an additional review of bank

statements by the Board Treasurer. Director Long moved to approve the 2022 Audit as presented; seconded by Director Hammers. Motion passed unanimously.

- b. Review and consider approval for Unaudited Financial Statements: Mr. Walker provided a brief summary of the Unaudited Financial Statements due to the internet going out. The Board tabled the approval to allow time for review.
- c. Ratify approval of payables through July 26, 2023: Mr. Walker presented the payables through July 26, 2023. After review, Director Hammers moved to approve the payables through July 26, 2023; seconded by Director Long. Motion passed unanimously.

7. Legal Matters:

- a. Discuss Detention Pond Maintenance: Mr. Walker explained the Board agreed to take over the commercial detention pond maintenance. Mr. Walker will continue working on obtaining a special warranty deed and title commitment. The Board discussed there are seven owners who jointly own the pond. The Board discussed additional ponds in the area and Mr. Walker explained ponds must have a clean title commitment, a special warranty deed, and final acceptance by the County after the warranty period before the District can accept them. Director Long moved to approve the acceptance of detention pond maintenance if it meets the criteria of a clean title commitment, a special warranty deed, and final acceptance by the County after the warranty period without the need for further Board discussion; seconded by Director Hammers. Motion passed unanimously.
- b. Discuss and consider approval to take ownership of Tract F in Claremont Ranch Filing No. 8: Mr. Walker explained the history of Tract F in Claremont Ranch Filing No. 8. There was a note on the plat referring to Tract F, and ultimately DR Horton currently owns the tract and is asking if the District would consider taking ownership. Mr. Walker recommends the Board take ownership of Tract F. Ms. Kinney commented that she is a resident of Claremont Ranch and a member of the Cherokee MD Board, and she was in favor of the District taking ownership. Mr. Walker estimated the maintenance would cost the District \$500 annually and there is ample room in the Budget. Director Hammers moved to accept ownership and maintenance of Tract F in Claremont Ranch Filing No. 8 pending a special warranty deed and title commitment is provided; seconded by Director Long. Mr. Walker confirmed that they must provide a special warranty deed and title commitment insurance. The motion was revised to include the requirement. The motion passed unanimously.

8. Other Business

- a. Next regular meeting is August 1, 2023 at 9:30 AM. The Board discussed scheduling a meeting in November.

9. Adjournment: The Board unanimously adjourned the meeting at 3:35 PM.

Respectfully Submitted,



By: Board of Director for the Central Marksheffel Metropolitan District

By: Rebecca Harris for the Recording Secretary