



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
ELLSTON PARK METROPOLITAN DISTRICT
NOVEMBER 28, 2023, AT 10:30 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Ellston Park Metropolitan District was held on Tuesday, November 28, 2023 at 10:00 a.m. via video teleconference.

In attendance were Directors:

Jordan Honea
Kim Herman
Michael Harty (Excused)

Also, in attendance were:

Heather Smith, WSDM
Kevin Walker, WSDM
Matt Ruhland, CEGR Law
Sarah Luetjen, CEGR Law
Madison Phillips, CEGR Law

1. Call to Order/Declaration of Quorum: Ms. Smith called the meeting to order at 10:03 a.m. and it was confirmed that a quorum was present.
2. Conflict of Interest Disclosures: Ms. Smith advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Smith reported that disclosures for those directors that provided CEGR Law with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Smith noted that a quorum was present and inquired as to whether members of the Board had any additional disclosures of potential or existing conflicts of interest pertaining to any matters scheduled for discussion at the meeting. No additional disclosures were noted.
3. Approval of the Agenda: Ms. Smith noted three (3) additions to the agenda. Director Herman moved to approve the Agenda as amended; seconded by Director Honea. Motion carried.
4. Ratification of Appointment of Directors and Seating of Officers: Director Herman moved to ratify the appointment of Jordan Honea, serving as President of the Board; Michael Harty, serving as Vice President of the Board; and Kim Herman, service as Secretary/Treasurer of the Board; seconded by Director Honea. Motion carried.
5. Public Comment: There was no public comment.
6. Legal Matters:
 - a. Annual Administrative Resolution – Mr. Ruhland reviewed the Annual Administrative Resolution of Ellston Park Metropolitan District (2024) in brief. After discussion, the regular meeting schedule was established with meetings to occur on the third Tuesday of February, May, August, and November. President Honea moved to approve the Resolution to include the regular meeting schedule; seconded by Director Herman. Motion carried.

- b. Public Records Request Policy - Mr. Ruhland reviewed the Resolution Designating the Official Custodian of Records and Adopting a Policy on Responding to Open Records Requests in brief. President Honea moved to approve the Resolution as presented; seconded by Director Herman. Motion carried.
 - c. Resolution Designating Posting Location - Mr. Ruhland reviewed the Ellston Park Metropolitan District Resolution Designating Location to Post Notice. Director Herman moved to approve the Resolution as presented; seconded by President Honea. Motion carried.
 - d. Workers Compensation Resolution - Mr. Ruhland reviewed the Ellston Park Metropolitan District Resolution Determining Not To Provide Workers' Compensation Insurance Coverage For Uncompensated Members of the Board of Directors. After discussion, President Honea moved to approve the Resolution as presented; seconded by Director Herman. Motion carried.
7. Management Matters:
- a. Ms. Smith provided an update on the transition of records and outlined that signature cards would be issued to President Honea and Director Herman in the days to come for establishment of the initial District bank accounts.
8. Development Update:
- a. Director Herman stated that tree removal had begun on the vacant land.
9. Insurance Matters:
- a. Insurance Needs and Coverage Binding – A brief discussion was had regarding the status of actual property for the District, which is currently titled to, insured under, and overseen by Dr. Horton. After discussion, Director Herman motioned to decline coverage at this time; seconded by President Honea. Motion carried.
10. Financial Matters:
- a. Public Hearing – Director Herman moved to open the Public Hearing on the 2024 Budget; seconded by President Honea. Motion carried. Ms. Smith presented the 2024 Budget. No public was present to be heard. President Honea moved to close the Public Hearing; seconded by Director Herman. Motion carried.
 - i. President Honea moved to approve the Resolution To Adopt Budget, for the Calendar Year 2024; seconded by Director Herman. Motion carried.
11. New Business:
- a. Cockrel, Ela, Glesne, Greher & Ruhland, P.C. (CEGR Law) Engagement – Director Herman moved to ratify the engagement of CEGR Law; seconded by President Honea. Motion carried.
 - b. WSDM, LLC. 2023 Engagement Letter – President Honea moved to ratify the Engagement of WSDM for District Management Services for 2023; seconded by Director Herman. Motion carried.
 - c. WSDM, LLC. 2024 Engagement Letter – President Honea moved to approve the Engagement of WSDM for District Management Services for 2024; seconded by Director Herman. Motion carried.
12. Adjournment: The Board unanimously adjourned the meeting at 10:21 a.m.
- a. Next Regular Board Meeting – February 20, 2024, at 1:00 p.m. via teleconference.

Accepted,

Jordan Honea
Jordan Honea (Mar 26, 2024 10:16 MDT)

By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 28, 2023, MINUTES OF THE ELLSTON PARK METROPOLITAN DISTRICT.






EPMD 2023.11.28 Minutes - approved

Final Audit Report

2024-03-26

Created:	2024-03-26
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbh7Mn4bwIU67_r2AOzwl3cXMSIVVMUd

"EPMD 2023.11.28 Minutes - approved" History

-  Document created by Heather Smith (heather.s@wsdistricts.co)
2024-03-26 - 4:15:42 PM GMT
-  Document emailed to Jordan Honea (jehonea@drhorton.com) for signature
2024-03-26 - 4:15:45 PM GMT
-  Email viewed by Jordan Honea (jehonea@drhorton.com)
2024-03-26 - 4:15:55 PM GMT
-  Document e-signed by Jordan Honea (jehonea@drhorton.com)
Signature Date: 2024-03-26 - 4:16:10 PM GMT - Time Source: server
-  Agreement completed.
2024-03-26 - 4:16:10 PM GMT