

MINUTES OF THE JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS OF

DUBLIN NORTH METROPOLITAN DISTRICT NOS. 2-3

Held: Wednesday, August 12, 2020 at 1:30 pm via Teleconference

Due to the Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconference.

**Attendance**

The joint special meeting of the Boards of Directors of the Dublin North Metropolitan District Nos. 2-3, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Boards, were in attendance:

Kyle Geditz  
Peter Michaud  
Julie Michaud  
Kiana Geditz  
Micah Haarbrink (District 3 only)

Also present: Diane Wheeler, Simmons and Wheeler, PC, District Accountant, and George M. Rowley, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel, Brittany Hampton, Diversified, District Manager.

**Call to Order**

It was noted that a quorum of the Boards were present and the meeting was called to order.

**Conflict of Interest  
Disclosures**

Mr. Rowley has advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rowley 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. Rowley 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.

**Agenda**

Mr. Rowley presented the Boards with the agenda for the meeting for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as amended.

**Appointment of Officers**

The Board discussed the appointment of officers. Following discussion, Robert Salamon was appointed to the board of District No. 2, and was appointed to the design review committee. Upon a motion duly made and seconded, the Board unanimously appointed the following officers:

**District No. 2**

Kyle Geditz as President;  
Julie Michaud as Vice President/Assistant Secretary;  
Peter Michaud as Secretary/Treasurer;  
Kiana Geditz as Assistant Secretary; and  
Robert Salamon as Treasurer.

**District No. 3**

Kyle Geditz as President;  
Julie Michaud as Vice President/Assistant Secretary;  
Peter Michaud as Secretary/Treasurer;  
Kiana Geditz as Assistant Secretary; and  
Micah Haarbrink as Assistant Secretary.

**Wolf Ridge**

Director Geditz discussed the inclusion of property into District No. 2. No action was taken. Mr. Rowley noted this would be recorded.

**Consent Agenda**

Following a summary by Mr. Rowley, the items on the consent agenda were approved and/or adopted by one motion duly made and seconded, and unanimously carried.

1. Resolution Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings
2. Resolution of Electronic Signature Policy
3. Minutes from November 13, 2019 Special Meeting

**Legal Matters**

Landscape Maintenance Contract      The Boards engaged in general discussion regarding contracts for landscape maintenance with Timberline Landscaping. Following discussion, the Boards approved the contracts.

Ratify Appointment of Micah Haabrink to the Architectural Review Committee (District No. 3)      The Board of District No. 3 engaged in general discussion of the Appointment of Micah Haabrink to the Architectural Review Committee. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the appointment.

District Website – Sosa Proposal      Mr. Rowley noted that effective August 2, 2019, the Districts can post notices of public meetings on a public website of the Districts in compliance with Section 24-6-402, C.R.S. The Board of Directors has previously directed counsel to create a District website using the Statewide Internet Portal Authority (“SIPA”) (<https://sipa.colorado.gov/>). White Bear Ankele Tanka & Waldron has been experiencing significant delays with SIPA and to date we have been unable to create a website for the District on their platform. SIPA is releasing approximately one District website at a time and depending on their ability to build websites SIPA may or may consider releasing more websites. Because we are not able to create a website with SIPA at this time we are continuing to physically post meeting notices within the boundaries of the District. Mr. Rowley presented another option with Ms. Sosa which would incur costs. Following discussion, the Boards declined the contract with Heather Sosa and noted they would wait until SIPA is able to process their website.

**Financial Matters**

Payment of Claims      Ms. Wheeler presented the payables to the Boards. The Boards engaged in a general discussion regarding the payables/financials. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved and ratified the payables.

Financial Statements      Ms. Wheeler presented the financial statements to the Boards. The Boards engaged in a general discussion regarding the financials. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials subject to changes in the maintenance contract.

2019 Audit      Deferred.

**Other Business**

Next Regular Meeting: Mr. Rowley noted the next Regular Meeting is scheduled for November 11, November 11, 2020 at 1:30 p.m. 2020 at 1:30 p.m. which will include a Budget Hearing.

District Management The board engaged in general discussion with District Management. No action was taken.

**Adjourn** There being no further business to come before the Boards and following discussion and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

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

  
Kiana Geditz (Nov 15, 2020 13:17 MST)

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Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 11<sup>th</sup> day of November, 2020.