

## RECORD OF PROCEEDINGS

### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF INVERNESS NORTH METROPOLITAN DISTRICT

**HELD:** Thursday, October 19, 2023, at 2:00 p.m. at 304 Inverness Way South,  
Suite 490, Englewood, Colorado

#### **ATTENDANCE:**

A regular meeting of the Board of Directors of the Inverness North Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 11-57-211, with the following directors present and acting:

Gene Camp, President  
John O'Leary, Treasurer  
Greg Burton, Assistant Secretary  
Vacant  
Vacant

Also present: Angela Elliott, District Manager; Kimberly Johanns, Simmons and Wheeler; Laura Heinrich, District Counsel, Spencer Fane; and members of the public.

#### **CALL TO ORDER:**

On behalf of the Board, President Camp called the meeting to order at 2:01 p.m. It was noted for the record that public notice for the regular meeting had been posted in accordance with the law.

#### **DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

Directors Camp, O'Leary, and Burton disclosed they had no conflicts of interest and that District Counsel filed the disclosures on behalf of the Board.

**PUBLIC COMMENT:** None.

#### **APPROVAL OF AGENDA AND MEETING LOCATION:**

Following discussion, upon motion duly made by Director Camp, seconded by Director O'Leary, and upon vote, the Board approved the meeting location and amended the agenda to include bill.com and snow removal under Director items.

### **APPROVAL OF MINUTES:**

The Board reviewed the minutes of the March 16, 2023, regular meeting. Following discussion, upon motion duly made by Director O'Leary, seconded by Director Camp, and upon vote, the Board approved the minutes of the March 16, 2023, regular meeting.

### **FINANCIALS:**

**a. Payment of Claims.** The Board received and reviewed the payment of claims totaling \$104,919.50 for ratification of claims from June 7, 2023 through October 16, 2023.

Following discussion, on motion duly made by Director O'Leary, seconded by Director Burton, and upon vote, the Board ratified the payment of claims of \$104,919.52 for the previous months of June through October 16, 2023.

**b. Financial Statements.** District Accountant Johanns distributed and reviewed with the Board the unaudited financial statements through June 30, 2023. As of June 30, 2023, the district had spent \$92,270 and most of the taxes have been collected.

Following discussion, upon motion duly made by Director O'Leary, seconded by Director Camp, and upon vote, the Board accepted the unaudited financial statements through June 30, 2023.

**c. Review and discussion of 2024 Preliminary Budget.** District Accountant Johanns presented the preliminary 2024 budget to the Board. Discussion followed regarding the line items.

### **LEGAL ITEMS:**

#### **A. 2023 Legislative Update**

District Counsel Heinrich discussed the 2023 updates to legislation and the implications if Proposal HH passes.

### **DIRECTOR ITEMS:**

#### **a. Update on Inverness Main Street repairs**

Director Camp discussed the change in scope and time to repair Main Street and Inverness Boulevard that will take place over the next 4 years. Work began on Inverness Main Street on October 12, 2023. It is anticipated that it will take 10 days for curb, gutter and concrete removal and replacement. As soon as the concrete is done, the work on the asphalt removal and replacement will begin.

#### **b. Holiday lighting bid from Keesen**

Director Camp discussed the holiday lighting bid in the amount of \$9,578 for the 2023 season.

Following discussion, upon motion duly made by Director Burton, seconded by Director O'Leary, upon vote and unanimously carried, the Board approved the Keesen bid for 2023 holiday lighting.



c. Pansy Planting Bid (Fall)

The bid for fall planting of \$12,894 was discussed. The cost is less than the summer annual flower installation since pansies will not require the additional weekly maintenance throughout the rest of the season. Valor's maintenance contract has winter watering services and can use those occurrences to help water the flowers.

The Board did not elect to do fall plantings.

d. Bill.com

Discussion ensued regarding bill.com and upon motion duly made, seconded and upon vote, Director O'Leary was added as the second signer to bill.com and Director Burton will be added as a signer to the operating account.

e. Snow removal

The Board discussed the cost of shoveling the main walk and trash pickup weekly.

**MANAGER ITEMS:**

a. Review and discuss Valor's landscaping maintenance for 2024.

Discussion followed on Valor's 3% increase due to energy costs to \$46,964. The Board discussed their disappointment that Valor did not offer to replace the flowers from the hailstorm and directed the Manager to express their concerns.

Following discussion, upon motion duly made by Director Burton, seconded by Director O'Leary, upon vote and unanimously carried, the Board approved the Valor 2024 landscape contract.

b. Discussion and possible action on 2024 Tree Maintenance Contract.

Manager discussed the Davey Tree increase for 2024 from \$5200 to \$5378. The Board directed Manager to contract Davey on pruning the tree on the northeast portion of the north roundabout to see if tree can be salvaged.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the 2024 Davey Tree contract.

A. 2024 MEETING DATES:

Tabled.

B. Confirm Regular Meeting Annual Town Hall Meeting, and Budget Hearing to be held on November 16, 2023, at 2:00 p.m.

The Board discussed holding the November 16, 2023 Town hall meeting and Budget hearing both via zoom and in person.

**OTHER BUSINESS:** None.

**CONTINUATION/ADJOURNMENT:**

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board adjourned the regular meeting of the Board of Directors of the Inverness North Metropolitan District at 3:15 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and were approved by the Board of Directors of the Inverness North Metropolitan District.

  
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President

  
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Secretary of the Board