

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CRYSTAL CROSSING METROPOLITAN DISTRICT

HELD: Thursday, June 17, 2021, at 10:00 a.m. via telephone conference/zoom meeting in light of the COVID 19 Pandemic.

ATTENDANCE:

A regular meeting of the Board of Directors of the Crystal Crossing Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; with the following directors present and acting:

Ken Puncerelli (by phone)
Darren Oliver (by phone)
Vacancy
Vacancy

Also, present by phone were: Lisa Mayers, District Counsel, Spencer Fane, LLP; Angela Elliott, District Manager; John Simmons, Simmons and Wheeler, Accountants for the District.

CALL TO ORDER:

On behalf of the Board, District Counsel Mayers called the meeting to order at 10:03 a.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

PUBLIC COMMENT: None

CONSIDER APPOINTMENTS FOR VACANCIES/OATHS OF OFFICE/BONDS:

District Counsel Mayers reported the vacancies of the Board was published and no one showed interest from the publication.

Director Oliver directed District Counsel Mayers to send to Mr. Puncerelli a purchase and sale contract and to qualify Mr. Puncerelli for serving on the Board of Directors.

REVIEW AND APPROVE THE MINUTES OF THE NOVEMBER 19, 2020, MEETING:

The Board reviewed the minutes of the meeting held by the Board of Directors of Crystal Crossing Metropolitan District on November 19, 2020.

Following discussion and upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented and authorized Mr. Puncerelli to execute the minutes as constituting a true and correct record of the proceedings of the meeting.

FINANCIAL MATTERS:

Ratify Payment of Claims: The Board received the Payment of Claims, check #'s 2281 through #3017, totaling \$56,879.61 for claims paid through March 29, 2021, and Payment of Claims check #'s 3018 through #3031 in the amount of \$50,863.71 of claims dated March 31, 2021 through May 26, 2021, for a grand total of \$107,743.32.

Following discussion, on motion duly made, seconded, and unanimously carried, the Board ratified the payment of claims in the amount \$107,743.32.

Financial Statements: District Accountant Simmons distributed the March 31, 2021, Financial Statements to the Board and walked the Board through the financials. As of March 31, 2021, the General Fund was \$82,795; the Capital Fund was \$0.00; and the Debt Service Fund was \$1,241,941.

Following discussion, upon motion duly made, seconded, and unanimously carried, the Board accepted the financial statements as presented.

Review and Accept the 2020 Audit:

District Manager Elliott and District Counsel Mayers reviewed the 2020 draft Audit with the Board, prepared by WIPFLI, and walked the Board through the Audit and notes of the Audit.

Following discussion, upon motion made, seconded, upon vote and unanimously carried, the Board accepted the 2020 Audit subject to District Counsel review and final comments from the auditor.

LEGAL MATTERS:

SB 21-262: District Legal Counsel Mayers summarized the proposed bill:

1. Districts are required to provide the call for nominations in 1 of 5 ways: publication; mailing; inclusion in newsletter or billing statement; posting on a website; or physically posting.
2. Districts organized after January 1, 2000, are required to set up and maintain a website by January 1, 2022.
3. Districts organized after January 1, 2000, are required to file an annual report by September 1 for preceding year.
4. Provide homeowners with a disclosure notice including anticipated fee and tax amounts to newly constructed residences.
5. Prohibition of Dominant eminent domain powers without written resolution from jurisdiction which the property to be condemned is in.

District Legal Counsel Mayers the bill will be effective September 2021.

DIRECTOR MATTERS: None.

MANAGEMENT MATTERS:

2021 Posting Place.

District Manager Elliott noted that at the first meeting of the year special districts are required by statute to identify an official posting location for notices of meetings of the Board of Directors.

Following discussion, upon motion made, seconded and upon vote, the Board confirmed its 2021 physical posting location on the website www.crystalcrossinghoa.com.

Update on Paint Project for Perimeter Split Rail Fencing:

District Manager Elliott discussed the ease of the painting working with CertaPro; most of the extra time spent on the project was from homeowners in Filing 2. The painting project came in \$2,500 over because District Manager Elliott forgot an area on the map.

Other Projects (Park benches; split rails in Filing 1 for next year and landscaping changes):

The Board directed Manager to receive a quote from CertaPro on the park benches and Filing 1.

The Board and District Manager Elliott will meet on site to explore 2021 and 2022 landscaping enhancements. Conservatively, we can use \$15,000 for improvements this year. The Board will finalize in September in preparation of budget planning in October.

OTHER:

Discussion on Potential Return to In-Person Meetings:

The Board favored returning to physical meetings.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 10:56 a.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Crystal Crossing Metropolitan District.

Respectfully submitted,

President

Secretary of the Board