

RECORD OF PROCEEDINGS

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

HELD: Tuesday, July 23, 2024, at 4:00 p.m. via video conference

ATTENDANCE:

A special 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:

Darren Oliver (excused)
David Hammelman
Tim Dietz
Darren Kreitler
Eric Bauer

Also, present: Lisa Mayers, District Counsel, Spencer Fane, LLP; Angela Elliott, District Manager, and Lucie Stuchlikova, Teleos Management Group, and members of the public.

I. ADMINISTRATIVE MATTERS:

A. CALL TO ORDER:

The meeting was called to order by Director Hammelman at 4:00 p.m.

B. DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

There were no conflicts to file on behalf of the Board of Directors as all are residents of the District. No additional conflicts were necessary to file for the Directors based on the meeting agenda.

C. APPROVAL OF AGENDA

The Board reviewed the proposed meeting agenda. Following discussion and upon motion made by Director Hammelman, seconded by Director Kreitler, upon vote and unanimously carried, the Board amended the Agenda to include a presentation by Director Bauer.

D. PRESENTATION BY DIRECTOR BAUER

Director Bauer discussed the purpose of special districts to provide financing to build infrastructure and the operations and maintenance of public improvements. He further discussed this volunteer Board is focused on paying down debt.

E. PRESENTATION BY EDI, LANDSCAPE CO.

Mario Mendoza with Environmental Designs, Inc. (EDI) discussed the process and timeline of converting the current sod landscape to native in the District. By doing so, the Town of Castle Rock has approved a rebate for the District for water conservation efforts. It was noted the Town of Castle Rock has been offering a rebate program for over 10

years.

Mr. Mendoza further discussed the difference between native and Colorado xeriscaping, mowing recommendations and beauty bands on the native areas and the modification to the irrigation heads.

F. OVERVIEW OF THE 2023 ANNUAL MEETING

District Manager Elliott displayed and reviewed the previous year's annual meeting power point presentation which covered the topics to be discussed during the District's Annual Meeting. This year's Annual Meeting will be held on August 15, 2024, at 5:00 p.m. at the Kings Ridge pool area.

G. 2023 DRAFT FINANCIALS

District Manager Elliott presented the draft 2023 financials for Board review.

H. PUBLIC COMMENT

Homeowner Gartner asked Mr. Mendoza how irrigation will service trees and shrubs.

Homeowner Whipple wanted to see a picture of the "after" once native landscaping had been installed and thriving.

Homeowner Mills asked about the damage to water lines and when they will be repaired.

Mr. Mendoza answered the Public's questions and addressed their concerns, and will forward the power point to Manager Elliott to distribute.

I. APPROVAL OF MINUTES:

The Board reviewed the minutes of the meeting held by the Board of Directors on June 4, 2024. Following discussion and upon motion duly made by Director Kreidler, seconded by Director Bauer, upon vote and unanimously carried, the Board approved the minutes as presented.

II. DIRECTOR MATTERS

A. Discussion and possible action on conversion from sod to native.

Following discussion of the conversion from sod to native, the Board confirmed their action was to proceed with the conversion.

Manager Elliott discussed that the rebate does not require Town approval for the conversion. The Town had previously required an application that was submitted and initial meetings with the Town planners took place before it was determined that since only sod was to be replaced by native, no Town review or approval was required.

B. Discussion and possible action on fence bids.

Following discussion, upon motion duly made by Director Hammelman, seconded by Director Kreidler, upon vote and unanimously carried, the Board approved an expenditure of up to \$40K for fence repairs/replacement and paint to be completed by Front Range as soon as possible

in the priority areas. The Board approved spending the fence budget for 2024 of \$15,000 and an additional \$25,000 to come from the contingency line item.

III. LEGAL MATTERS:

A. Explanation regarding ownership of fences.

District Counsel Mayers explained the fences on District common areas are the responsibility of the District. All other fences on homeowner property are the responsibility of the homeowners. In some locations the fences are on the property line between District property and homeowner property which would cause maintenance of the fences to be a shared expense between the adjoining properties, meaning that the District is responsible for painting the side adjacent to its property and the homeowners are responsible for painting the side(s) facing their property. Any repair or replacement of boards, or the entire fence if deemed necessary, is an equally shared responsibility/cost of both parties. In the past, the District has assumed 100% of fence replacement costs, however, this is not required by the District's governing documents.

IV. FINANCIAL MATTERS:

Discussed earlier in meeting, no further discussion was had.

V. MANAGEMENT MATTERS:

A. Discussion and possible action on Streamline Agreement.

Following discussion, upon motion duly made by Director Hammelman, seconded by Director Kreitler, upon vote and unanimously carried, the Board approved the Streamline Agreement for monitoring the District's website for ADA compliance.

B. Update on Annual Meeting.

District Manager Elliott, reminded the public that the Annual Meeting will be held on August 15, 2024, at 5:00 p.m. at the Kings Ridge pool.

VI. OTHER: Additional Public Comment

Homeowner Timm addressed concerns about the condition of the fences, landscaping in the community and also asked who takes care of the concrete sidewalks.

Director Dietz will investigate and send to Manager Elliott confirmation of who has responsibility over the concrete.

Homeowner Mills also raised concerns about the condition of the fences.

VII. ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 5:26 p.m.

The foregoing minutes constitute 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

DRAFT