

RECORD OF PROCEEDINGS

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

HELD: Monday, March 4, 2024, at 10:00 a.m. via videoconference

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:

Darren Oliver (by phone conferencing)
David Hammelman (by videoconferencing)
Tim Dietz (by videoconferencing)
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Also, present: Lisa Mayers, District Counsel, Spencer Fane, LLP; Angela Elliott, District Manager, and Lucie Stuchlikova, Teleos Management Group; Joy Tatton and Lucinda Gang, Simmons and Wheeler, Accountants for the District, and members of the public: Diane Dunn, Gary Shepperd, and Darren Kreittler.

I. ADMINISTRATIVE MATTERS:

A. CALL TO ORDER:

On behalf of the Board, District Counsel Lisa Mayers called the meeting to order at 10:09 a.m.

B. DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements, as were necessary, 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. No additional conflicts were noted by the Directors.

C. APPROVAL OF AGENDA

The Board reviewed the proposed meeting agenda. Following discussion and upon motion made by Director Oliver, seconded by Director Dietz, upon vote and unanimously carried, the Board approved the meeting agenda as presented.

D. PUBLIC COMMENT:

Owner Gary Shepperd commented that there are a couple of posts that need to be addressed on the open area.

E. Consider Appointment of Homeowners to Board

Following review of letter of intent to serve on the Board from Darren Kreitler, upon motion duly made by Director Dietz, seconded by Director Oliver, upon vote and unanimously carried, the Board appointed Mr. Kreitler to serve until the May 2025 election, at which time he may run again. Mr. Kreitler was present at the meeting and his Oath of Office was administered.

Following review of letter of intent to serve on the Board from Eric Bauer, upon motion duly made by Director Hammelman, seconded by Director Dietz, upon vote and unanimously carried, the Board appointed Mr. Bauer to serve until the May 2025 election, at which time he may run again. Director Oliver will contact Eric Bauer following the meeting to confirm his appointment to the Board and administer the Oath of Office.

F. APPROVAL OF MINUTES:

The Board reviewed the minutes of the meeting held on November 14, 2023. Following discussion and upon motion duly made by Director Oliver, seconded by Director Hammelman, upon vote and unanimously carried, the Board approved the minutes as presented and authorized Director Oliver to execute the minutes as constituting a true and correct record of the proceedings of the meeting.

II. LEGAL MATTERS: None.

III. DIRECTOR MATTERS: None

IV. FINANCIAL MATTERS:

A. Ratify Payment of Claims

The Board received the Payment of Claims, totaling \$69,615.81 for ratification. Following discussion, on motion duly made by Director Dietz seconded by Director Hammelman, upon vote and unanimously carried, the Board ratified the payment of claims in the amount \$69,615.81.

The Board reviewed the Claims in the amount of \$6,939.86 to be approved. Following discussion, on motion duly made by Director Dietz, seconded by Director Hammelman, upon vote and unanimously carried, the Board approved the payment of claims in the amount of \$6,939.86.

B. Financial Statements.

District Accountant Tatton distributed the December 31, 2023, Financial Statements to the Board and walked the Board through the financials. The General Fund as of December 31, 2023, held \$64,442 and \$1,176,732 was in the Debt Service Fund.

Following discussion, upon motion duly made by Director Oliver, seconded by Director Dietz, upon vote and unanimously carried, the Board accepted the financial statements as presented.

V. MANAGEMENT MATTERS:

A. Management Report. Manager discussed that Teleos is working on a new format for its reports and will have a management report at the June meeting to include all activities since the end of 2023.

B. Designate 2024 Posting Place

Manager discussed that at the first meeting of the year the Board must designate the 2024 posting place and a secondary location if notices and agendas cannot be posted electronically.

Following discussion, upon motion duly made by Director Oliver, seconded by Director Hammelman, upon vote and unanimously approved, the 2024 posting place is the District's website www.crystalcrossinghoa.metrodistrict.com. The physical posting place will be the front gate at the pool house, if electronic filing is not available.

C. Discuss possible action on fence painting bids.

Discussion followed on the 2024 fencing bid in the amount of \$26,000. Following discussion, the Board requested that the Manager obtain additional fence bids.

D. Discuss possible action on Landscape Enhancements

Discussion followed on the 2024 bid for enhancement of the landscaping in the amount of \$100,000.00.

Following discussion, upon motion duly made by Director Oliver, seconded by Director Hammelman, upon vote and unanimously approved, the Board approved putting in native grass wherever it can be installed and then begin working on putting funds together for adding mulch next year. However, the Board agreed that the fences should be painted first before moving forward with landscape enhancements.

The Manager also presented the bid from EID on the 2024 Smart Controllers Data Plan. Following discussion, upon motion duly made by Director Oliver, seconded by Director Dietz, upon vote and unanimously approved, the Board approved installation of the 2024 Smart Controllers Data Plan.

E. Discuss possible action on Mulch bids

Discussion followed on the 2024 bid for enhancement of the mulch in the amount of \$69,000 for the entire community.

Following discussion, upon motion duly made by Director Oliver, seconded by Director Hammelman, upon vote and unanimously approved, the Board decided to proceed with installation of native grasses before starting to enhance mulch and likely will not have adequate funds for the mulch project in 2024.

F. Discussion on Annual Meeting Date

The Manager addressed the possibility of holding the annual meeting during the summer months perhaps at the pool area and with a food truck in attendance. The Board supported the

plan. Manager will reach out to TMMC for availability. The Annual Meeting date will be scheduled based on Director and location availability.

VI. OTHER:

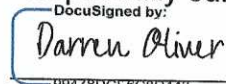
Director Hammelman expressed his concerns that payments were being made mostly on the interest of bonds, rather than towards the principal. There was a discussion relating to considerations of timing and interest rates for potential refinancing.

VII. ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 11:06 a.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 Crystal Crossing Metropolitan District.

Respectfully submitted,

DocuSigned by:

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President



Secretary of the Board