

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE
WEST POINT METROPOLITAN DISTRICT AND PARK RIDGE
SUBDISTRICT

Held: Tuesday, September 3, 2024 at 3:00 PM via video conference at <https://us02web.zoom.us/j/88575804423> or by telephone conference at Dial-In Number: (719) 359-4580; Meeting ID: 885 7580 4426. Notices of the meeting that included the meeting's proposed agenda and which advised members of the public of the login URL and call-in were posted at the District's regular posting locations. The Board Packet for the meeting was also emailed to the Directors and staff on August 30, 2024.

Attendance: A regular meeting of the Board of Directors of the West Point Metropolitan District was scheduled in compliance with the laws of the State of Colorado.

The following directors were in attendance:

Peter Weiser	President
Steve Fox,	Vice President
Erik Velapoldi	Secretary
Michael McCarron	Treasurer/Assistant Secretary

Also present were: Joseph Norris and Sarah Luetjen of Cockrel Ela Glesne Greher & Ruhland, P.C.; Edward W. Laves of Colorado District Management and Operations; and Diane Wheeler of Simmons & Wheeler, P.C.

1. Call to Order /
Declaration of Quorum
Mr. Weiser, noting the presence of a quorum, called to order the special meeting of the Board of Directors (the "Board") of the West Point Metropolitan District (the "District") at 3:09 P.M.
2. Approval of/Additions
to/from Agenda
After review and discussion and upon motion duly made by Director Weiser and second by Director Fox, the Board unanimously approved the Meeting Agenda as presented.
3. Director Matters:
 - 3a. Conflict of Interest:
Mr. Norris advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made, if applicable, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.
4. Public Comment:
No members of the Public were in attendance.
5. Review of Minutes:
The Board discussed the Draft Minutes for the May 7, 2024 Regular Meeting and the May 28, 2024 Special Meeting, which were included in the Board Packet and upon the motion of Director Velapoldi, second Director Fox the Board unanimously approved the Minutes without change.

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6. Financial Matters

6a. Financial Report

Ms. Wheeler reviewed with the Board the June 30, 2024 Financial Report, which was included in the Board Packet and noted that:

- The General Fund had a balance on June 30th of \$1,272,717 but much of that will be used for the Detention Pond project.
- Revenues are ahead of the Budget by \$5,434 due to the State's backfill
 - Mr. Norris noted that a year end budget amendment will be needed to cover this overage.
- Expenditures to date overall are in line with the 2024 Budget.
- The Debt and SubDistrict Debt funds are on schedule.

After discussion and upon the motion of Director Velapoldi, second Director Weiser, the Board unanimously approved the Financials as presented.

6b. Claims

Ms. Wheeler reviewed with the Board outstanding claims in the amount of \$240,236.12, which were included in the Board Packet. After discussion and upon the motion of Director Weiser, second Director Velapoldi, the Board unanimously ratified the claims as presented.

7. Manager's Report

7a. Landscaping Status:

Mr. Laves reviewed with the Board the landscaping status and noted that:

- Irrigation Repair Costs this year to date were approaching \$50,000 because of numerous irrigation main failures.
 - Director Weiser recommended that the Board consider two options at the November Meeting:
 - Increase the budgeted amount for irrigation or
 - Commence a multi-year replacement of the irrigation system.
- The Haskin Park Fountain has been upgraded so that it will automatically refill without human intervention.
- The horsetails have been removed from Haskin Park and the turf augmentation work has been completed.
- New Dog Stations will be installed in September with larger used bag container capacity.
- The trees along West 86th Parkway to the south of Jack's Bar and Grill need to be replaced in 2025 due to numerous collisions with vehicles and per the SavATree forester, they are a sub-optimal variety for the environment.
- The owner of the commercial property at West 86th and Five Parks Drive has asked the District to service the vault trees to the east of Five Parks Drive. Upon investigation of the Jefferson County Assessor's records, it was determined that those vault trees are not on District property and maintenance is not the District's responsibility. The owner of the commercial properties was notified.
- Mr. Laves reviewed a ballpark proposal in the amount of \$12,800 from a landscape architect to develop a plan for the four monuments at West 86th Parkway at Indiana and Alkire so they become similar to Haskin Park with a goals of:

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- Perennials with color all summer.
- Less ongoing maintenance cost
- Reduced water consumption.

After discussion, the Board agreed to discuss the proposal at the November Meeting.

Director McCarron joins the meeting

- 7b. Detention Pond: Mr. Laves reviewed the Detention Pond Project:
- Permit for the water discharge has been received from the Colorado Department of Public Health and Environment
 - Construction permit has been applied for from the City of Arvada. Approval has gone through three of their four phases with final approval expected this week.
 - Edge Construction plans to begin installing fencing and erosion control this week or early the week after.
 - Two email blasts have been sent out to homeowners but it is unclear what percentage are on the distribution list.
- 7c. Website Status: No Update
8. Legal Matters: Mr. Norris discussed the Special Session property tax status.
9. Other Business: None
10. Adjournment: Upon the motion of Director McCarron, second Director Weiser and unanimous consent the meeting adjourned at 3:54 PM.

Respectively Submitted:

Edward Laves, District Manager

Secretary of the Board

Date

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6. Review of Landscaping
Work with EDI.

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7. Manager's Report

7a: S&P Rating

7b: Landscaping

7c: Maintenance
Proposals:

Approval of Minutes for the
February 13, 2024 Special
Meeting

8. Financial Matters

8a. Financial Report

6b. Draft Audit for 2023

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6c. Claims

7: Executive Session

8: Flowers

10. Other Business

There being no further business to come before the Board, upon motion duly made by Director Fox, second of Director Velapoldi, and unanimous vote, the meeting was adjourned at 5:01 PM.

Secretary of the Board

11. Adjournment