

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE SMOKY HILL METROPOLITAN DISTRICT HELD SEPTEMBER 27, 2021

The Regular Meeting of the Board of Directors (“Board”) of the Smoky Hill Metropolitan District (“District”) was held on Monday, September 27, 2021, at 7:03 p.m. The meeting was held virtually via Zoom. Links and call-in information are provided at www.SHMD.info. The meeting was called to order by Chair Stitt.

ATTENDANCE

Directors in attendance:

Carol Stitt
Clint Walker
Tom Mehl
Jerry Dionisio
Mark Sobczak

Also in attendance:

Tasha Carlson, Moderator
David Green, District Accountant
John Bofenkamp, Operations Manager
Marjie Shulsinger, Recording Secretary
Caryn Winkler Resident and Homeowner
George Berry, Resident and Homeowner
Rick Shecter, Resident and Homeowner
Peg Sage, Resident and Homeowner
Jude Buemi, Resident and Homeowner

MINUTES

Upon motion duly made by Director Dionisio, seconded by Director Mehl, and unanimously carried, the Board approved the Minutes of the August 23, 2021 regular meeting.

PUBLIC COMMENT

No public comment

FINANCIAL REPORT

The Board reviewed the current financial report. Upon motion duly made by Director Walker, seconded by Director Dionisio, and unanimously carried, the Board accepted the financial report.

Mr. Green then reviewed the draft of the 2022 proposed budget.

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OPERATIONS REPORT

Mr. Bofenkamp reported on general maintenance issues for the District.

BOARD MEMBER REPORT / POOL LIAISON/ POOL PARK / CHAIR STITT

Chair Stitt reported there is a dead tree in the Smoky Hill pool park. The weed barrier is torn up under the swings in the park and needs to be replaced in the spring. The pool re-plastering project will be done in the spring when plaster is available. Chair Stitt also reported there is a suspected pipe leak between the pool and the pump room that will be checked and repairs made if necessary.

Chair Stitt informed the Board that Smoky Hill homeowner Janie Albritton has done research and talked to landscaping companies about landscaping along Tower Road. Ms. Albritton reported that the best recommendation she received was to take up the rocks and weed barrier along Tower Road and replace it with a new weed barrier and crushed granite.

Upon motion duly made by Chair Stitt, seconded by Director Sobczak and unanimously carried, the Board abolished the Legal Liaison role, which responsibility be taken over by the Board Chair.

Chair Stitt also reported that the District has given formal notice to the current Clubhouse security company that the District will be terminating service.

BOARD MEMBER REPORT / CO-EMPLOYEE LIAISON / GOLD RUSH PARK / CRESTLINE PARK / DIRECTOR MEHL

Director Mehl reported on Crestline Park. The City of Centennial Grant will be funded in 2022 at the earliest if approved. Director Mehl also reported that the District may not be able to apply for a grant from the City of Centennial until 2023.

Director Mehl discussed the overall forestry recovery strategy for all the parks in the neighborhood. There is a possibility of more trees being planted through an Eagle Scout project. Director Mehl has been contacted by another Scouting group. Director Sobczak offered to be the point of contact for the Scouting group.

BOARD MEMBER REPORT / BIG ROCK PARK /

Director Sobczak reviewed all District parks and gave recommendations for improvements in the parks.

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DIRECTOR SOB CZAK

Director Sobczak will research logistics and costs to have walkways placed around all of the District parks.

BOARD MEMBER REPORT / CO-EMPLOYEE LIAISON / GRANTS /

Director Walker reported on the grant award celebration he and Chair Stitt attended, sponsored by the Colorado Open Space Grant Committee.

BIG SANDY PARK / ARROWHEAD PARK / DIRECTOR WALKER

BOARD MEMBER REPORT SCHEDULING/WEBSITE / CLUBHOUSE

Director Dionisio reported that the group rental rate for the Clubhouse should be reviewed as it does not adequately cover the cost of usage. Upon motion duly made by Director Sobczak, seconded and unanimously carried, the Board tabled the issue until the next Board meeting.

DIRECTOR DIONISIO

EXECUTIVE SESSION

Director Mehl moved that the regular meeting of the Board be temporarily adjourned and that the Board reconvene in Executive Session for the sole purpose of discussing the annual pay increase and performance evaluation of John Bofenkamp in accordance with Section 24-6-402(4)(f), C.R.S. The motion was seconded by Director Sobczak and unanimously carried. The Board temporarily adjourned the regular meeting at 8:05 p.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 8:23 p.m.

UNFINISHED BUSINESS

No unfinished business was brought before the Board.

NEW BUSINESS

Upon motion duly made by Chair Stitt, seconded by Director Sobczak and unanimously carried, the Board approved an increase in the Operation Manager's salary by 5% effective June 2021. Upon motion duly made by Chair Stitt, seconded by Director Sobczak and unanimously carried, the Board approved a year-end bonus for the Operation Manager in the amount of \$1,500.00.

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ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Chair Stitt, seconded by Director Walker and unanimously carried, the meeting was adjourned at 8:24 p.m.

NEXT MEETING

The next meeting of the Board is scheduled for October 25, 2021, at 7:00 p.m. via Zoom webinar.

Recording Secretary

APPROVED:

Carol Stitt

Clint Walker

Mark Sobczak

Tom Mehl

Jerry Dionisio