

COLLIERS HILL METROPOLITAN DISTRICT NO. 3

REGULAR MEETING

March 8th, 2024 at 10:00 A.M.

This meeting will be held via teleconferencing and can be joined through the directions below:

Join Zoom Meeting

<https://us06web.zoom.us/j/86808649787?pwd=9iCgMsSFXJbz10I7VTmwb1LXOdypt.1>

Meeting ID: 868 0864 9787

Passcode: 865563

Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

Board of Directors

Matt Jenkins, President	Term Expires May 2027
Kurtis Williams, Treasurer	Term Expires May 2027
Aaron Clutter, Secretary	Term Expires May 2027
VACANT	Term Expires May 2025
VACANT	Term Expires May 2025

AGENDA AND NOTICE

1. Call to Order; Declaration of Quorum/Director Qualifications/Disclosure of Conflicts
2. Approval of Agenda
3. Approval of Minutes – February 9th, 2024 (*enclosure*)
4. Director Appointment and Officer Designation
5. JR Engineering/Construction Report:
 - a. Public Improvement Construction Status
 - b. Community Center Construction Report
 - c. Community Center Property Insurance Status
6. Financial Matters
 - a. Financial Statement and Payables
 - b. Change Orders; Project Fund Requisitions
 - c. Developer Advance/Town of Erie Escrow Fund Release
7. General Matters
 - a. Consider Easement to United Power for Pump Station
8. Other Business
 - a. Housing Construction Status Report
 - b. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet
 - c. Next Regular Meeting – April 12, 2024
 - d. Adjourn

2024 Regular Meetings	Location
Second Friday of Every Month at 10:00 a.m. Call 303-858-1800 with meeting questions	7200 South Alton Way, Suite C2400, Centennial, CO and/or by Zoom Teleconference
Notice of Meetings are sent to the Town of Erie five (5) business days prior to Meetings	

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

COLLIERS HILL METROPOLITAN DISTRICT NO. 3

Held: February 9th, 2024 at 10:00 A.M. held via Zoom Teleconference

Attendance/Qualification A regular meeting of the Board of Directors of Colliers Hill Metropolitan District No. 3 was held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve on the Board, were in attendance:

Kurtis Williams
Matt Jenkins

Aaron Clutter was excused absent.

Also present for the District: Tate E. Crosby, Esq., White, Bear, Ankele, Tanaka & Waldron, Attorneys at Law, District general counsel and Cathy Hamilton, Simmons & Wheeler, P.C., District accountant; Dylan Evans, JR Engineering, District engineer.

Declaration of Quorum Director Jenkins noted that a quorum of the Board was present and called the meeting to order.

Disclosure Matters Ms. Crosby advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Crosby reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Crosby inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda The Directors reviewed the agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Approval of Minutes The Board reviewed the minutes from the January 12th, 2023 meeting. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.

**JR
Engineering/Construction
Report**

Public Improvement Mr. Evans provided an update to the Board.
Construction Status

Community Center Mr. Evans provided an update to the Board.
Construction Report

Contractor and Construction It was noted that there were none for consideration.
Contract Awards

Financial Matters

Financial Statements and Ms. Hamilton presented the financials and payables to the Board.
Payables Following discussion, upon motion duly made and seconded, the Board accepted the financial statements as presented subject to modifications from Ms. Hamilton’s receipt of PayApp 15 for Waner Construction Company and approved the payables as presented.

Change Orders; Project None.
Fund Requisitions

Developer Advance/Town Ms. Hamilton presented to the Board. It was noted that Ms.
of Erie Escrow Fund Hamilton will request escrow funding from the Town of Erie which
Release will be applied to the Community Center costs.

General Matters

Storm Water Maintenance Ms. Crosby provided an update to the Board. It was noted that the
Cost Budget and Cost Share allocation intergovernmental agreement is in progress and will
Allocation IGA with District incorporate a revised map from Mr. Evans once it is available as an
No. 2 exhibit thereto.

Assignment of Sewer and Director Jenkins will confirm with Raintree regarding the drainage
Storm Water Drainage easements and assignments thereof.

Easement Agreements by
Developer to District/Town

Landscape Map; Tract
Ownership Conveyance to
Districts; HOA/District
Landscape and Community
Center Maintenance
Agreement

The Board engaged in a general discussion. It was noted to include Mr. Mott on negotiations with the HOA to determine HOA's willingness as to scope of maintenance services. Ms. Crosby work on HOA maintenance service scope questions which Director Jenkins will then distribute to Mr. Mott with Raintree and Mr. Eames with the HOA.

Other Business

Housing Construction Status
Report

Director Jenkins noted that Boulder Creek and Richmond American Homes are currently the main active builders and sales have increased in recent weeks.

Public Comment

None.

Next Meeting/Adjourn

Next regular meeting March 8th, 2024.

Meeting adjourned.

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting. The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting.

Approved by the Board of Directors on March 8th, 2024.

Secretary