# RECORD OF PROCEEDINGS

**MINUTES OF THE COMBINED REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE**

**FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1**
**FOSSIL RIDGE METROPOLITAN DISTRICT NO. 2**
**FOSSIL RIDGE METROPOLITAN DISTRICT NO. 3**

Held: Monday, October 13, 2025, 6:30 p.m.

**Attendance**

The combined regular meeting of the Boards of Directors of the Fossil Ridge Metropolitan District Nos. 1-3 was called and held at 6:30 p.m., as shown, in accordance with Colorado law. The meeting was held in person at the community center, The Retreat 15250 W Evans Ave. Lakewood CO 80228 and virtually via ZOOM. Mr. Birkeness inquired whether any of the Board members had any potential conflicts of interest on matters coming before the board. There were no conflicts disclosed. The following Directors were in attendance:

**Board of Directors -D1:**
David Wilson – President
Dave McGraw – V.P.
Terry Larson – Treasurer
Tom Waterman – Secretary
Mike Walker – Asst. Secretary

**Board of Directors – D2:**
Gerry Reese – President
Tom Waterman – V.P.
Alan Plumhoff – Treasurer
Mike Walker – Secretary
Terry Larson – Asst. Secretary

**Board of Directors – D3:**
Mike McCleary – President
Alana Bissonnette – V.P.
Pepper Trahan – Treasurer
Laura Paviglianiti – Secretary
David Wilson – Asst. Secretary

**Consultants:**
Mat Birkeness – District Manager – Community Resource Services
Phil Schneider – Community Manager – Community Resource Services

**Others identified in attendance:**
April Tomkins, Leean McGraw, Susan Murphy, Daniel Dominic, Sally Stephens, Peggy Waterman, Diane Emmons, John Babcook, Linda Johnston, Diane Casault, Michael Marck, Kathryn Winn, Sarah Knapp, Caleb Tommasini, Lindsey Tommasini and Lance Waddill

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**Call to Order**

Quorums of the Boards were present, and the Directors confirmed their qualifications to serve. Mr. Birkeness confirmed that the meeting has been properly noticed. The meeting was called to order at 6:30 p.m. Director McGraw disclosed his wife Leean McGraw is a member of the landscape committee.

**Agenda Modification**

District 1: Director McGraw motioned to move item VI. A. Pesticide Usage in FRMD update to follow the consent agenda. The motion was seconded by Director Walker and a vote was taken and passed unanimously.

District 2: Director Reese motioned to move item VI. A. Pesticide Usage in FRMD update to follow the consent agenda. The motion was seconded by Director Plumhoff and a vote was taken and passed unanimously.

District 3: Director Wilson motioned to move item VI. A. Pesticide Usage in FRMD update to follow the consent agenda. The motion was seconded by Director Bissonette and a vote was taken and passed unanimously.

**Consent Agenda**

Ratification of the payment of claims for the period ending September 30, 2025, Approval of the minutes of the August 25, 2025 Regular meeting, and Retreat Credit Card Purchases Ratification.

District 1: Director Wilson motioned to approve the consent agenda as presented. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 2: Director Reese motioned to approve the consent agenda as presented. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 3: Director McCleary motioned to approve the consent agenda as presented. Upon second by Director Trahan, a vote was taken, and the motion carried unanimously.

Consolidation Update- Director Wilson presented the merger process was initiated and the August board meeting presented quantitative and qualitative data. He noted, there is a current hold-up with the City.

Operations and Maintenance Matter: A. Pesticide Usage in FRMD update: Director Wilson presented a preamble and a report based on a meeting with Lakewood on September 4th. He noted the report was vetted by Lakewood for accuracy. Director Wilson noted everything is part of the District business plan and part of the mission and vision statement of the District. As a board they are elected to represent the



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District and as part of this responsibility great effort has been applied to research and creation of the report. He presented the facts of the pesticide use by FRMD and Lakewood along with Lakewood's experimental parks.

District 1: Director McGraw motioned to accept the report as presented and to approve the action items listed in the summary of the report. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to accept the report as presented and to approve the action items listed in the summary of the report. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

District 3: Director Trahan motioned to accept the report as presented and to approve the action items listed in the summary of the report. Upon second by Director Bissonette, a vote was taken, and the motion carried unanimously.

**Public Comment** Separate File

**Financial Matters** FRMD Nos. 1-3 Draft Budget Update- Director Plumhoff presented and noted previous District workshops held for the public presented revenues and expenditures. Directors McCleary and Reese presented details about the funds of the Districts.

2026 Draft Quarterly Fees and Mill Levy Update: Director McCleary presented and noted the current $350 quarterly fee has been proposed for continuation.

THA and PAA 2026 Draft Fee update: Director McCleary noted only one THA fee area No. 3-154 may require an increase as proposed to the boards due to a lower reserve value within their account.

Certification of Delinquent Accounts for FRMD Nos. 1-3- Mr. Birkeness provided a brief summary on the matter.

District 1: Director McGraw motioned to certify the accounts to the County. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

**Operations and Maintenance** Landscape Update: Mr. Birkeness asked if the boards had any questions regarding the report in the meeting packet. No questions were raised.

Retreat and Community Update: Mr. Birkeness asked if the boards had any questions regarding the report in the meeting packet. No questions were raised. Director Waterman thanked Riley Meggers for his work organizing the pool furniture.

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Bus Stop Request at the Retreat: Mr. Birkeness briefed the boards about the request.

District 1: Director Wilson motioned to approve the bus stop request. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

Resident Activity Request for use of the Retreat: Mr. Birkeness briefed the boards about the resident request for hosting educational seminars about Alzheimer's. Many questions were raised that could not be answered without the applicant. Director Waterman stated he will draft his questions for distribution to the boards. The applicant will be asked to attend a future meeting to respond to the questions raised.

Consideration of Retreat Contract Wedding Rate Increase: Mr. Birkeness present the current rates for weddings hosted at the Retreat are $3,500 for residents and $7,500 for non-residents. The proposed increases are $4000 for residents and $10,000 for non-residents.

District 1: Director Walker motioned to approve the rate increases. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.

Community Engagement Committee Update: Director Reese presented the latest workings of the committee.

- Overview of informal Director Mentoring- Director Reese presented a proposal outline for suggested mentoring of current Directors and prospective residents interested in serving on the boards.

- Solterra-Connect Update and Dropbox update: Director Plumhoff presented the status of both topics. Extensive discussion occurred. A visual presentation was provided for the website upgrade.

Engineering Report: Director Larson presented the under drain repair in filing 16 on Washburn Circle is complete. The pond B2 water rights agreement is currently in the courts process. And Brookfield is working on the acceptance process for Yale, McIntyre and Filing 17. Director Larson removed the consideration of concrete installations at Orchard Park topic for the boards.

**Public Comment** John Babcook expressed to the boards the community looks in great shape, and he appreciates their efforts for the community.

**Adjournment** There being no further business to come before the Boards, the meeting was adjourned at 9:14 p.m. as follows:

- District 1: Director McGraw motioned to adjourn. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

- District 2: Director Reese motioned to adjourn. Upon second by Director

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Plumhoff, a vote was taken, and the motion carried unanimously.

- District 3: Director Bissonnette motioned to adjourn. Upon second by Director Trahan, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

Secretary of the Meeting

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