

# RECORD OF PROCEEDINGS

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## 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, January 19, 2026, 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  
Mike Walker – Asst. Secretary

#### **Board of Directors – D2:**

Gerry Reese – President  
Alan Plumhoff – Treasurer  
Mike Walker – Secretary  
Terry Larson – Asst. Secretary

#### **Board of Directors – D3:**

Mike McCleary – President  
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  
Riley Meggers – Assistant Manager – Community Resource Services

#### **Others identified in attendance:**

Ed du Bray, Libby Vernon, and Leean McGraw

#### **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.

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## Director Absences

District 1: Director McGraw motioned to excuse the absence of Director Waterman. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

District 2: Director Walker motioned to excuse the absence of Director Waterman. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.

District 3: Director McCleary motioned to excuse the absence of Director Bissonnette. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

## Modification to Agenda

District 1: Director McGraw motioned to modify the agenda to add a financial matter to the finance section for item C: Mount Carbon Bonds. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to modify the agenda to add a financial matter to the finance section for item C: Mount Carbon Bonds. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.

District 3: Director Trahan motioned to modify the agenda to add a financial matter to the finance section for item C: Mount Carbon Bonds. Upon second by Director Paviglianiti, a vote was taken, and the motion carried unanimously.

**Consent Agenda** Ratification of the payment of claims for the period ending December 31, 2025, Approval of the minutes of the December 8, 2025 Annual Meeting and Regular Meeting, Retreat Credit Card purchases ratification, Approval of the Annual Administrative Resolutions for Districts Nos. 1-3 and Approval of the 2026 FRMD Business Plan.

District 1: Director McGraw 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 Plumhoff, a vote was taken, and the motion carried unanimously.

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

## FRMD Updates

Districts consolidation update- Director Wilson presented the merger process is stagnant due to a hold-up with the City of Lakewood.

Landscape Update: Mr. Birkeness briefed the boards. Director Walker asked the report to be inserted to the minutes. Report reads: Mr. Birkeness contacted seven landscape vendors using a phased questionnaire process to evaluate each company's capabilities.

Three of the vendors—Keesen, LMI, and Environmental Designs—are larger than the current FRMD provider and were intentionally selected due to their proven track records and experience working within Boulder County. Their local experience is particularly important given the county's specific chemical restrictions. Each of these vendors completed the questionnaire and provided detailed information regarding their chemical application products.

The remaining four vendors were asked to follow the same evaluation process; however, their responses varied significantly. Three of these vendors identified themselves as chemical-free, while the fourth provided a chemical application product that is the same product previously used by FRMD.

Notably, none of the three chemical-free vendors were able to provide references for a district or HOA of comparable size. Additional considerations include the following:

- One vendor does not work with complex irrigation systems.
- Another vendor indicated they would use chemicals in "problem areas" where weeds persist, which appears counterintuitive to a fully chemical-free approach.

(Vendors: Sustainable, Green 365, Ace of Spades and Harvester)

Legal Review of Amenities Policy: Mr. Birkeness noted the Districts legal team is reviewing the documents and will report back at a later date.

**Public Comment** None

**Financial Matters** Approval of the 2026 Budget Resolutions for FRMD Nos. 1-3: Mr. Birkeness noted the updates annually were made and Director Wilson noted the statutory compliance status of the resolutions.

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

District 2: Director Walker motioned to approve the resolution. Upon second by Director Plumhoff, a vote was taken, and the motion carried unanimously.

District 3: Director Paviglianiti motioned to approve the resolution. Upon second by Director McCleary, a vote was taken, and the motion carried unanimously.

Simplification of Accounting for snow removal and invoicing: Director McCleary presented the summary and noted the finance committee support for the change. Director McCleary noted this change will allow for management and future board members to process much easier. Director Reese noted this process will be reviewed annually if approved.

District 1: Director McGraw motioned to approve the simplification of accounting for snow removal invoicing. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

District 2: Director Reese motioned to approve the simplification of accounting for snow removal invoicing. Upon second by Director Plumhoff, a vote was taken, and the motion carried unanimously.

District 3: Director Trahan motioned to approve the simplification of accounting for snow removal invoicing. Upon second by Director McCleary, a vote was taken, and the motion carried unanimously.

Mount Carbon Bonds Update: Director Reese noted the legal committee brought forth this item due to Mount Carbon high-interest rate bonds. A consultant was sought to investigate the potential changes that FRMD could seek. Ehlers was contacted for the consulting of the review and provided rates for board consideration.

District 1: Director Wilson motioned to approve a not to exceed of \$10,000 for the consulting and hiring of Ehlers with the funding coming from the Legal budget. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

## Operations and Maintenance

Retreat and Community Update: Mr. Birkeness asked the boards if there was any questions about the enclosed report. None were raised.

Consideration of Retreat Project approvals: Mr. Birkeness noted all projects are capital funded items that were identified in the budgeting process. Projects included counter top replacements, lighting replacements, ice maker replacement and interior painting. During the paint proposal, there was extensive discussion regarding the wooden beams and if sealant needs to be applied. It was noted the beams are not part

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of the painting scope and the Reserve Study does not call out wood sealant for another 7 years.

District 1: Director McGraw motioned to approve the APF paint proposal. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.

Landscape Proposals for Consideration: Mr. Birkeness briefed the boards on the initial winter work proposed for Filing 13 and Wesley areas that are tied to larger projects that will take place during the planting season. The boards acknowledged to proceed with the Capital Funded projects.

Community Engagement Committee Update: Director Reese presented using a power point.

2025 Year End Summary of Activities: Using the power point Director Reese outlined the data of 2025 and focus for 2026.

Website and Data Repository Update: Director Plumhoff briefed the boards on the website visitation and Dropbox uploading.

Engineering Update: Director Larson briefed the boards about the pool deck sand blasting and sealant that will be proposed later in 2026. He also noted there are issues with Pond #3 and #4 that are experiencing drainage issues

IPF Fund Update: Director Larson noted the stream channel requires a drainage overhaul and design changes. This will be an ongoing project and later proposed for IPF funding.

**Public Comment** None

**Adjournment** There being no further business to come before the Boards, the meeting was adjourned at 7:56 p.m. as follows:

- District 1: Director Wilson 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 Plumhoff, a vote was taken, and the motion carried unanimously.
- District 3: Director Trahan motioned to adjourn. Upon second by Director Paviglianiti, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

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Secretary of the Meeting

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