

FOSSIL RIDGE METROPOLITAN DISTRICTS NOS. 1-3

Agenda is preliminary and subject to change by majority vote of the Boards at the meeting. Any individuals with questions regarding this Notice of Regular Meeting and Agenda, or who require special accommodation to attend and/or participate in the meeting, should please contact the President of the Board of Directors of District 1 at frdistrict2@gmail.com

NOTICE OF A REGULAR MEETING AND SUMMARY OF AGENDA ITEMS

Board of Directors – D1:

Tom Waterman - President
Dave McGraw - V.P.
David Wilson - Treasurer
Terry Larson - Secretary
Mike Walker - Asst. Secretary

Board of Directors – D2:

Terry Larson - President
Ted Michelsen - V.P.
Alan Plumhoff- Treasurer
Gerry Reese - Secretary
Tom Waterman - Asst. Sec.

Board of Directors – D3:

Aaron Hochstein - President
Andrew Amend - V.P.
Mike McCleary - Treasurer
Greg Taylor - Secretary
Alana Bissonnette - Asst. Sec.

Consultants:

Mat Birkeness, CRS	District Manager
Phil Schneider, CRS	Community Manager
Kelley Duke, Esq.	Legal Counsel
Dino Ross, Esq.	Legal Counsel
Benjamin Larson Esq.	Legal Counsel

DATE: Monday, July 15, 2024

TIME: 6:30 P.M.

PLACE: The Retreat 15250 W Evans Avenue, Lakewood CO 80228

I. ADMINISTRATIVE MATTERS

- a. Call to Order/Roll Call/Declaration of Quorum (Districts 1-3)
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- b. Present Disclosures of Potential Conflicts of Interest (Districts 1-3)
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- c. Confirm Posting of Meeting Notices (Districts 1-3)
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II. CONSENT AGENDA

These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested by a Board member; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

-Approval/Ratification of the payment of claims for the period ending June 30, 2024 (enclosure) – Pg. 4

-Approval of the minutes of the May 13, 2024 Regular Meeting (enclosure) – Pg.5-10

III. 2023 FRMD #1-3 Audit Report Updates – Christine McLeod, Haney and Company

IV. PUBLIC COMMENT (Districts 1-3) – Each person will be limited to 3 minutes.

V. FINANCIAL MATTERS

- a. Adoption of Revised Capitalization Policy – Director Reese (enclosure) pg. 11-12
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VI. OPERATIONS AND MAINTENANCE MATTERS (District 1)

- a. Landscape Update – CRS (verbal)
 - b. Pickleball Prohibition at Orchard Park Tennis Court– Director McGraw
 - c. Retreat and Pool Update – Committee Chair Peggy Waterman
 - d. Retreat and Community Update -CRS (enclosure) Pg. 13
 - Consideration of Proposal for pergolas paint, railing work and pool gate (enclosure) pg.14
 - Consideration of proposal for Retreat Parking Lights repair (enclosure) pg.15-16
 - e. Engagement Committee Update – Director Reese (enclosure) Pg. 17-20
 - f. Engineer Report – Director Larson (verbal)
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VII. LEGAL MATTERS:

- a. Legal Update – Director Waterman – (verbal)
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VIII. QUESTIONS/FINAL COMMENTS - FOR AGENDA ITEMS ONLY - (Districts 1-3) – Each person will be limited to 3 minutes

IX. ADJOURNMENT:

THE NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, AUGUST 26, 2024

Retreat and Pool Report: July

Rentals: The Retreat hosted 12 private events and 13 community gatherings (Book Clubs, Bunco, Empty Nesters, 100 Women of Solterra, and Mahjong)

**** Retreat Revenue for June events = \$8,529.50 unaudited.

Fitness: Classes are being held on the patio.

****Fitness revenue for June = \$143.80

Pool: Deck surface has areas that require touch ups and will be addressed once the pool is closed for the summer.

Lifeguards are placing loungers and chairs back at the end of the night.

Multiple umbrellas have been replaced.

Expenses:

General Supplies were purchased for the retreat.

Maintenance, Ongoing tasks and completed tasks:

ABC Asphalt provided an update to mill partial areas of asphalt when settling has occurred. Engineer group has reviewed, and vendor has been asked for updated proposals for clarity and possible additional milling.

Work will begin on the bridal suite water damage.

Repair on urinal in men's bathroom as there was an issue with drainage.

Capped a copper line for the drinking fountains as leak occurred.

New signs were installed at the tennis court.



Community Engagement Update

FRMD Board Meeting – July 15, 2024

Current Activities



BOD Engagement

- ID badges
- Attendance at community events
- In person BOD meetings
- Meeting signs

New Resident Welcome Letter and Reference Guide

Updated Emergency Guide

Communications Matrix including Accountability and Monitoring

Updated FAQs

Learning and Education Sessions

- Property Taxes and Landscaping
- PP Slides to Solterra-Connect

Updates to Quarterly Fees Notice Regarding Notifications

Periodic Engagement Group Meetings

Engagement of FRMD Committees in Process

Planned Activities

In Person 2025 “Expenses” Budget Workshop

Continue Periodic In Person BOD Meetings

Solterra-Connect Updates and Enhancements

Board and Committee Recruitment Strategy

Learning and Education Sessions

FRMD Activities Report to Residents – Newsletter

Periodic Engagement Updates to BOD

Questions, Input, or Suggestions?
