

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS OF

WATERFRONT METROPOLITAN DISTRICT

Held: Thursday, June 1, 2023, at 6:00 p.m. at 748 Whalers Way,
Suite D1, Ft. Collins, CO 80525 and via teleconference

Attendance

This regular meeting of the Board of Directors of the Waterfront Metropolitan District was called and 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:

David Leary
Leslie Snow
Loren Johnson
Daniel Kamrath

Also present were:

Audrey G. Johnson, Esq., White Bear Ankele Tanaka & Waldron, P.C., District General Counsel; Diane Wheeler, Simmons & Wheeler, PC, District Accountant; and Mr. Vaughn, member of the public.

Call to Order

Director Leary noted that a quorum of the Board was present and called the meeting to order at 6:00 p.m.

**Conflict of Interest
Disclosures**

Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Johnson 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. Johnson 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 Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Election of Officers The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Leary as President, Director Snow as Secretary and Treasurer, Director Johnson as Assistant Secretary, Director Kamrath as Assistant Secretary and Director Vaughn as Assistant Secretary.

Public Comment None.

Consent Agenda Following a summary by Ms. Johnson, the items on the consent agenda were approved, adopted and/or ratified by one motion duly made and seconded, and unanimously carried.

1. Minutes from December 1, 2022 Regular Meeting
2. Resolution Designating Meeting Notice Posting Location

Director Matters

Recognition of Doug Vandertuin for Years of Service on the Board of Directors The Board engaged in a general discussion regarding Doug Vandertuin's years of service on the Board of Directors. Mr. Johnson is designated as the coordinated for the recognition project. Mr. Johnson to provide an estimate and proposal for planting a tree and placing a placard. The matter is deferred until the next meeting.

Consider Letter of Interest from Rodney Vaughn Mr. Vaugh presents his background to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved to appoint Mr. Vaughn to the Board of Directors.

Financial Matters

Approval of Payables/Accept Financials Ms. Wheeler presented the claims and financial statements. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the payables and accepted the financial statements. It was noted by Ms. Snow that the HOA did not receive the \$20,000 grant for landscaping, and will be resubmitting the application.

Consider Approval of 2022 Audit Ms. Wheeler presented the 2022 audit to the Board. It was noted that the ColoTrust account is protected and continues to earn 5% interest.

Following discussion, upon a motion duly made and seconded, the Board unanimously approved the audit, subject to auditor and legal review.

Other Business

None.

Adjournment

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting at 6:30 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Leslie A. Snoe

[Leslie A Snoe \(Sep 20, 2023 19:39 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 7th day of September 2023.