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# RECORD OF PROCEEDINGS

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Chatfield Corners Metropolitan District September 20, 2021, Meeting Minutes

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## Minutes of the Regular Meeting of the Board of Directors Chatfield Corners Metropolitan District September 20, 2021

A special meeting of the Board of Directors of the Chatfield Corners Metropolitan District, Eagle County, Colorado, was held Tuesday, September 20, 2021, at 9:00 a.m. via remote Zoom meeting, in accordance with the applicable statutes of the State of Colorado.

**Attendance** The following Directors were present and acting:

- David Barton
- Grant Murphy
- Joe Schwan
- Mike Woods

The following Director was absent and excused:

- Patrick Johnson

Also in attendance were:

- Beth Johnston, Marchetti & Weaver, LLC, Secretary for the Meeting
- Alan Pogue, Icenogle Seaver and Pogue, District counsel
- Shannon Smith Johnson, Icenogle Seaver and Pogue
- Dan Ward, owner and resident
- Joe Klosterman, owner and resident

**Call to Order** The meeting of the Board of Directors of Chatfield Corners Metropolitan District was called to order at 9:03 a.m. by Ms. Johnston noting a quorum was present.

### **Conflict of Interest**

Board members were asked to disclose any potential conflicts of interest in accordance with State Statute. There were no potential conflicts disclosed by any of the Board members.

### **Changes to Agenda**

There were no changes to the agenda.

### **Public Input**

Mr. Klosterman requested more information on the ratification of the covenant enforcement agreement and what effect it would have on the HOA's assessments. Ms. Johnston reviewed that covenant enforcement was currently in place and the need to formally ratify the agreement. Ms. Johnston conveyed that although the 2022 budget has not yet been approved, the HOA's assessments are not anticipated to change for 2022.

There was no other public input.

### **Executive Session**

By motion duly made and seconded it was unanimously

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**RESOLVED** to enter into Executive Session at 9:11 a.m. pursuant to C.R.S. §24-6-402(4)(b) and §24-6-402(4)(e), for the purpose of receiving legal advice on specific legal questions relative to matters that may be subject to negotiations, developing a strategy for negotiations and instructing negotiators.

The board adjourned from executive session at 9:22 a.m.

## **Fence Removal**

**Cost Sharing** Mr. Pogue reported that he was given direction during the executive session and would communicate directly with the other party's counsel.

## **Covenant Enforcement**

**Agreement** Upon motion duly made and seconded, it was unanimously

**RESOLVED** to ratify the Jabulani Services LLC proposal to provide covenant enforcement services for the District dated November 19, 2020.

Ms. Johnston introduced the new contractor agreement recommended to be used by Mr. Pogue and the response so far from some of the District's current contractors in regard to the insurance provisions in the agreement. Ms. Johnson and Mr. Pogue reviewed the insurance recommendations and the District's options for working with the contractors. General discussion continued with Director Woods suggesting alternative insurance limits that would be acceptable to the District with each agreement to be made on a contractor by contractor basis.

## **Future**

**Meetings** The next meeting was confirmed for October 28, 2021 at 5:30 p.m.

**Adjournment** There being no further business to come before the Board, by motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the meeting of the Chatfield Corners Metropolitan District Board of Directors this 20th day of September, 2021.

Respectfully submitted,



Beth Johnston  
Secretary for the Meeting