

**RECORD OF PROCEEDINGS**  
**MINUTES OF A SPECIAL MEETING OF THE**  
**BOARD OF DIRECTORS OF**  
**FOXHILL METROPOLITAN DISTRICT NO. 2**  
**DOUGLAS COUNTY, COLORADO**

**HELD:** Tuesday, December 12, 2023, at 5:00 p.m. (Following the Homeowner Meeting)  
at 6120 Bridle Path Lane Parker, CO 80134 and via Zoom

**ATTENDANCE:**

A special meeting of the Board of Directors (the “Board”) of Foxhill Metropolitan District No. 2 (the “District”) was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present:

Braden McLoughlin, President  
Charles Howell, Treasurer  
Taryn Weiss, Secretary/Assistant Treasurer  
Robert T. Marks, Director  
Devin Capra, Director

Absent:  
None

**Also present:**

Stephanie Johnson and Dave Dressler; Centennial Consulting Group, LLC  
Eight (8) Members of the Public: Dwight Freeman, Frances Howell, Dave Stalker, Ken  
and Mary Monson, Bill Blandon, Paige McLaughlin, and Martha Montell

**CALL TO ORDER:**

Director McLoughlin called the meeting to order at 5:12 p.m., explained the purpose of the meeting, and noted that a quorum of the Board was present.

**DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:**

Ms. Johnson discussed the state law requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements must be filed for each of the Directors with the Secretary of State and the Secretary of the District at least 72 hours prior to a meeting in which a potential conflict may arise. In addition, each director is to verbally reveal their potential conflicts of interest to the Board at the start of the meeting in which the conflict may

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arise. The Board noted that general disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and updated disclosures regarding the board agenda as a transactional disclosure had been filed as well.

### **APPROVAL OF THE AGENDA:**

The Board reviewed the agenda. Upon a motion duly made by Director Mcloughlin, seconded by Director Howell, and unanimously carried, the Board approved the agenda as amended to remove approval of the November 14, 2023, meeting minutes, and to add discussion of billable hours for attorney in the Financial section, and discussion regarding meeting dates for 2024 in the Other Business section.

### **FINANCIAL MATTERS:**

#### **Public Hearing for 2024 Budget**

Mr. Dressler presented the draft 2024 Budget. Director Mcloughlin opened the public hearing to address public comments from the owners. The Budget Committee presented a memo with their feedback regarding the 2024 Budget. Mr. Dressler reported the following information to the Board and owners: 1) Total debt was \$6M plus a 1.6M promissory note, 2) The previous was audited and spent on infrastructure and soft cost items, 3) Following discussion, Director Mcloughlin closed the public hearing.

#### **Adoption of 2024 Budget, Approval of Resolution to Adopt Budget, Appropriate Sums of Money, and Certification of Mill Levies**

Upon motion duly made by Director Mcloughlin, seconded by Director Capra, and approved with three (3) votes in favor and two (2) votes against, the Board approved the Resolution to Adopt the 2024 Budget, Appropriate Sums of Money, and Certification of Mill Levies subject to changes upon the receipt of the final valuation from the county.

#### **Preparation of the DLG-70 Certification of Tax Levies Form**

Following discussion and consideration, upon motion duly made by Director Mcloughlin, seconded by Director Weiss, and unanimously carried, the Board approved the District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties, and appointed the President or Treasurer to sign the form.

#### **Audit Discussion**

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Mr. Dressler reported that the Foxhill Metro Districts No. 1 & 2 2021 audits had been completed.

He also reported that Management had received the Letter of Engagement to prepare the Audit Exemption for Foxhill Metro District No. 2, and upon signature from Director Mcloughlin, the

auditor would begin processing the 2022 Audit Exemption. Lastly, he reported that an auditor had been engaged to prepare the 2022 Audit for Foxhill Metro District No. 1.

The Board directed Management to provide a copy of the signed 2021 audits upon receiving them from the auditor.

### **Billable Hours for Attorney**

Director Mcloughlin brought forth concerns regarding the billable hours that had been incurred from the District's attorney and suggested having discussion to setup a standard for sending items to the attorney.

Following discussion, and upon a motion duly made by Director Mcloughlin, seconded by Director Marks, and unanimously carried, the Board approved limiting all billable inquiries submitted to the attorney to be sent through the chairperson. Director Mcloughlin was directed to pass this information along to the attorney to make the firm aware of the process.

### **DISCUSSION ITEMS:**

#### **Water Service and Billing:**

Ms. Johnson reported that if owners had any concerns with their water meter and water billing statements, they should reach out to Management to request an on-site meeting with Ramey Environmental. Homeowners were asked to provide dates they were available at least two (2) weeks out so Management could set up an on-site meeting to discuss their concerns. The Board directed management to send out a broadcast email to the owners to relay this information.

Management was also directed to include information in the email that the interruption of internet service had been restored in the specific areas where service had been interrupted.

### **COMMITTEE MATTERS:**

#### **Landscape Committee Volunteers:**

Director Marks indicated he had no further information to report since the previous meeting, but that the Landscape Committee would like to add two (2) additional members to the committee.

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**Architectural Review Committee Report:**

Nothing new to report.

**Social Committee Report:**

Director Weiss reported that there was a great turnout for the holiday event.

**Real Estate Report:**

Director Capra reported that there were seven (7) active properties for sale within the District, two (2) under contract, no closings in the past month, and that the sales office had reported high activity. .

**Farm Committee Report:**

No report was presented.

**Budget Committee Report:**

Nothing further to report.

**Ready, Set, Go Fire Report:**

No report was presented.

**PUBLIC COMMENT:**

There was no further public comment.

**OTHER MATTERS:**

**Meeting dates for 2024**

Director Mcloughlin suggested that the Board meeting be held quarterly in 2024 instead of monthly to save money that was budgeted for meetings. Following discussion, upon a motion duly made by Director Howell, seconded by Director Marks, and unanimously carried, the Board approved holding quarterly meetings in 2024.

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**Items for Newsletter**

There was discussion regarding speeding/reckless driving in the neighborhood. The board suggested including information in the newsletter directing all concerns regarding speeding/reckless driving to the Sheriff's department.

**ADJOURNMENT:**

There being no further business to come before the Board, upon a motion duly made by Director McLoughlin, seconded by Director Marks, and unanimously carried, the meeting was adjourned at 6:43 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and were approved by the Board of Directors of the Foxhill Metropolitan District No. 2.

  
Taryn Weiss (Feb 16, 2024 15:49 MST)

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Taryn Weiss, Secretary/Asst. Treasurer