

MEADOWBROOK HEIGHTS METRO DISTRICT

ANNUAL MEETING AND REGULAR MEETING MINUTES

A regular meeting of the Board of Directors of the Meadowbrook Heights Metropolitan District was held at 11:30 am on Wednesday August 6, 2025, via Zoom.

Attendance:

Directors:

Nancy Coakley
Larry Linkchorst
Karen Christenson

Other attendees:

Jim Ryan, Resident
Kristen Ryan, Resident
Sarah Shepherd, Circuit Rider of Colorado
Peter Kline, Circuit Rider of Colorado
Sujata Trehan, Circuit Rider of Colorado

Call to order/approve agenda/notice of meeting/declaration of quorum/conflicts of interest

As there is not a Board President currently in office, Sarah Shepherd called the meeting to order at 11:32 am and declared a quorum. The Agenda was approved by acclamation acknowledging that items may be taken out of order.

Update regarding the status of public infrastructure projects within the District

No update provided.

Update regarding status of outstanding bonds, if any.

The Board reviewed the status; the District is paying interest towards the Bond.

Review of unaudited financial statements

Peter Kline and Sarah Shepherd presented financial statements. Discussion followed.

Open floor for questions

Resident Jim Ryan noted that the Southeast entrance area looks overgrown and needs some attention to make it look acceptable. Director Christenson noted that the area in question does not belong to the Metro District and unfortunately is not maintained to an acceptable level. Due to financial constraints the District is unable to maintain it at this time, however it is looking at resolving this issue in a variety of ways.

Jim Ryan also requested that the Board consider allowing artificial turf in front yards, keeping in mind the conservation of water. Director Christenson noted that the request for artificial turf has been on the Board/District's radar. District legal counsel is reviewing the current codes. The District is waiting for legal counsel's response as to what it would take to change the bylaws in in several ways.

Jim also noted that basketball hoops be allowed as well, while the bylaws are being revised.

It was also noted that a resident has a boat that has been parked for an extended period, which is a concern.

Board Business Items:

a. Review proposals for irrigation controller repairs

Sarah Shepherd gave the board an update on the bids the District has received for trenching work and solar panel work. The Board reviewed the proposals from various vendors. Sarah Shepherd noted that Omni Landscaping provided feedback recommending against the solar panel solution. Discussion followed. The Board concluded that the District should pursue the trenching and Xcel solution, while researching the solar panel solution could occur in the future.

Upon a motion by Director Christenson and seconded by Director Coakley, the Board voted 3-0 to approve the bids by Omni Landscaping, Sundog Electric, and Xcel Energy, as presented, to trench and install the line, contingent upon the not-to-exceed the current bid amounts. The motion passed unanimously.

b. Review open space, park and right of way projects and operations

The Board reviewed the open space, park and right-of-way projects. Discussion followed. The Board reviewed the proposal by Omni Landscape to install mulch in the rights-of-way. Upon motion by Director Christenson, and seconded by Director Coakley, the Board voted 3-0 to approve the quote from Omni Landscaping to install the Gorilla Hair mulch. The motion passed unanimously.

The Board discussed the other right-of-way maintenance items. It was noted that the detention pond edging band looks to be in good shape. Director Christenson noted that some maintenance was being conducted around the pond. More will be reported on this once a meeting with Lennar representatives occurs.

c. Discuss meeting schedule through the end of the year

The Board reviewed proposed meeting schedule for the remainder of 2025 and for 2026. Discussion followed. The Board will adopt the 2026 meeting schedule in its 2026 Annual Resolution.

Additional Board Member/Management items

Director Coakley noted that a snow removal proposal needs to be approved for the 2025-2026 season. The Board directed management to procure bids, from Omni Landscaping, and other vendors. Director Linkchorst will share an updated snow removal map.

Director Coakley noted that a weed flier must be posted on site. She requested that the District share a copy of the ACC guidelines with a resident who is parking a boat in front of their home, as well as the resident using the loud motorized scooters to encourage code compliance. Director Christenson will share a 'friendly notice' for these issues, which management will forward to the residents in question.

Director Christenson noted that the District website looks much improved and noted her appreciation. Management will add links to current Audits and Audit exemptions on the website. Management will also post the notice regarding weed management, once that information is ascertained, on the website and share that as an eblast.

Adjournment

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 1:09 pm.

The next Board meeting is scheduled on Wednesday, October 1, 2025, via Zoom.

Sarah Shepherd

Secretary for the meeting