

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MARVELLA METROPOLITAN DISTRICT HELD NOVEMBER 27, 2023

A regular meeting of the Board of Directors of the Marvella Metropolitan District, Arapahoe County, Colorado was held at 12:00 PM on Monday, November 27, 2023, via Zoom.

Attendance In attendance were Directors:

Tahlia Sayers, President
Craig Corliss, Secretary
Ian Roth, Treasurer
Michael Kark, Assistant Secretary
Jacob Beniflah, Assistant Secretary

Also in attendance were:

Sue Blair, Marcos Pacheco, Ashly Dorey, Michael Schenfeld and Rhonda Bilek;
Community Resource Services of Colorado (CRS)
Karlie Ogden, District Attorney, Icenogle Seaver Pogue

Call to
Order

A quorum of the Board was present, and the meeting was called to order at 12:05 p.m.

Director
Qualifications
Conflict of
Interest

The Board of Directors reviewed the agenda for the meeting, following which each Director confirmed the contents of written disclosures previously made, if any, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting. Additionally, the Board of Directors determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Agenda

Mr. Pacheco requested to amend the agenda under item “other” with discussion on website and fence. Upon a motion duly made by Director Kark, seconded by Director Sayers, and upon vote, unanimously carried, the Board approved the agenda as amended.

Public
Comment

No public comment was received.

Management

RECORD OF PROCEEDINGS

Items Review and Consider Approval of August 11, 2023, Minutes: Upon motion duly made by Director Sayers, seconded by Director Beniflah, and upon vote, the Board unanimously approved the August 11, 2023, minutes as presented.

Review and Consider Approval of the 2024 Annual Administrative Resolution: Mr. Pacheco presented the resolution. Upon motion duly made by Director Kark, seconded by Director Sayers and upon vote, the Board unanimously adopted the 2024 Annual Administrative Resolution as presented.

Financial

Items Review and Consider Ratification/Approval of Payment of Claims: Mr. Pacheco reviewed the claims. The Directors had questions about the \$8,000 water bill. Mr. Pacheco explained that CRS is working with Denver Water and the District will be credited back for a portion of this bill. CRS is also working on setting up an alarm system for continuous running water. Upon motion duly made by Director Roth, seconded by Director Kark, and upon vote, the Board unanimously ratified and approved the current claims as presented.

Upon motion duly made by Director Kark, seconded by Director Sayers, and upon vote, the Board unanimously ratified and approved the claims as presented.

Unaudited Financial Statements and Cash Position: Mr. Pacheco reviewed the cash position and financials and answered questions from the Board. Upon motion duly made by Director Kark, seconded by Director Roth, and upon vote, the Board unanimously approved the unaudited financials as presented.

Public Hearing

Conduct Public Hearing to Adopt 2024 Budget: Mr. Pacheco noted that publication had been made in accordance with statute, and the Board can proceed to conduct a public hearing to adopt the District's 2024 Budget. Director Sayers opened the public hearing. Mr. Pacheco and Ms. Blair presented the proposed 2024 budget. Discussions regarding the proposed budget ensued. If the final assessed valuation stays close to the preliminary AV received from Arapahoe County, the Board would like to reduce the General Fund property taxes by approximately \$10,000 - \$15,000. The Board authorized Ms. Blair to finalize the mill levies once the final Assessed Valuation is received. Upon motion duly made by Director Kark and seconded by Director Sayers, and upon vote, the Board approved the 2024 budget as amended during today's discussion. Director Corliss abstained from the vote. Director Sayers closed the public hearing.

Legal Items Ms. Ogden with Icenogle Seaver Pogue updated the Board on the conveyance and relayed that the developer is not responding. The Board does not want to accept the tracts and asked legal to look into other avenues, possibly look at other legal cases that could be pending with the developer.

RECORD OF PROCEEDINGS

Other Item Mr. Pacheco asked the Board to accept a proposal for the bridge area fencing. Again, the Board feels this should have been the responsibility of the developer, but due to possible issues of safety concerns, feels the District needs to take immediate action. Upon motion duly made by Director Roth, seconded by Director Corliss, and upon vote, the Board unanimously approved the fencing proposal.

Adjournment Upon a motion duly made by Director Roth, seconded by Director Kark, and upon vote, the meeting was adjourned at 1:27 p.m.

Respectfully submitted,

DocuSigned by:
Craig Corliss

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Recording Secretary for the Meeting