

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MARVELLA METROPOLITAN DISTRICT HELD AUGUST 11, 2023

A regular meeting of the Board of Directors of the Marvella Metropolitan District, Arapahoe County, Colorado was held at 12:00 PM on Friday, August 11, 2023, via Zoom and in-person.

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, Ashley Dorey and Michael Schenfeld; Community Resource Services of Colorado (CRS)
Tamara Seaver, District Attorney, Icenogle Seaver Pogue

Call to
Order

A quorum of the Board was present, and the meeting was called to order at 12:02 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

Upon a motion duly made by Director Kark, seconded by Director Roth, and upon vote, unanimously carried, the Board approved the agenda as presented.

Public
Comment

No public comment was received.

Financial
Items

Review and Consider Ratification/Approval of Payment of Claims: Ms. Blair the claims, after questions and discussion. Director Corliss asked for clarification on how

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to approve payments. Ms. Blair recommends a quorum, the Directors agree. The director asked CRS to group vendors together for a simple approval. Upon motion duly made by Director Kark, seconded by Director Roth, and upon vote, the Board unanimously ratified and approved the claims as presented.

Unaudited Financial Statements and Cash Position: Ms. Blair reviewed the cash position and financials and answered questions from the Board. The water has been set up to be paid by InBank account. The 1st Bank account is going to be closed this month. The Board asked CRS to add to the financial report columns to accommodate forecast future financial and a comparison to previous year. Ms. Blair noted that the budget has line items not spent yet this year, meaning there are funds available to spend on the project if the Board decides to proceed. Upon motion duly made by Director Kark, seconded by Director Roth, and upon vote, the Board unanimously approved the unaudited financials as presented.

Management Items

Manager's Report:

Pool - Michael Schenfeld reported on the pool and the leaks that need to be addressed. Director Sayer suggested looking into other pool companies, he does not feel Perfect Pool is managing their pool acceptably. Suggested creating a list of pool needs and issues and to also create a maintenance list of monthly, quarterly and annual maintenance to avoid problems.

Landscape – The Board requested to obtain quotes for a beauty band mow around the edges, this will help decrease weed spread into nearby homeowners' properties. Regarding the land up against the Aurora water facility, Aurora is not planning to replant trees and SEMSWA does not have time to send out for an evaluation, therefore this is not a priority.

Fireplace – Mr. Schenfeld will do a further assessment of the trellis to possibly repair this himself. There is stone damage as well as the igniter is damaged. Director Sayers recommends future conversation about the use of the space and the option of changing the space i.e., removing the fireplace. Director Roth recommends a lockbox for the fireplace key for now. An additional option of a timer, which provides a safety to the use of the fireplace. CRS will look into the timer option.

Fobs – Fobs for the back pool gate work, however the front gate does not. Mr. Schenfeld assessed that because the system was made for indoor use the weather has deteriorated the mechanism. The keys are working and recommends this be an off-season project.

Trees – Director Roth is concerned about tree stakes that are on resident properties. These are mature trees no longer needing stakes. Recommends that the District pays

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to have Brightview remove stakes and give notice to resident that Brightview will be out to remove the tree stakes with a date that the removal will be done.

Streets - Centennial has maxed their budget this year and will not be out to complete any additional repairs. Marvella MD is on their list for next year to seal the streets.

Director Roth would like a half-hour call with CRS and a couple of Directors to obtain updates between the quarterly meetings. Two Directors on a zoom call every other week decided to address “Hot Topics” for updates on maintenance and operations. Director Roth and Sayers will attend for now.

Approval of Minutes – June 16, 2023: Director Kark moved to approve the minutes as presented. Upon second by Director Roth, vote was taken, and motion carried unanimously.

Snow – Discussion if the snow accumulation trigger should be increased? Director Kark moved to increase the trigger depth to 4”, upon second by Director Roth, vote was taken, and motion carried unanimously.

Attorney Item:


Legislative Report – Ms. Seaver reviewed the 2023 legislature, speaking to a few specific items that affect special districts.

A discussion was had about the next steps with Century and their lack of response. Ms. Seavers is going to reach out once more.

Adjournment

Upon a motion duly made by Director Roth, seconded by Director Kark, and upon vote, the meeting was adjourned at 1:40 p.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting