

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MARVELLA METROPOLITAN DISTRICT HELD FEBRUARY 9, 2024

A regular meeting of the Board of Directors of the Marvella Metropolitan District, Arapahoe County, Colorado was held at 12:00 PM on Friday, February 9, 2024, 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, Carlos Arreola-Carr and Rhonda Bilek; Community Resource Services of Colorado (CRS)  
Karlle Ogden, District Attorney, Icenogle Seaver Pogue  
Residents in attendance: Robert & Julie Sutton, Pam Neal, Amy Wrede, Louis Guillory, Alberto Modolo, Yumin Hu, Xian Donahue, Vivian Jiang and Troy Sayers

Call to  
Order

A quorum of the Board was present, and the meeting was called to order at 12:03 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 Roth, seconded by Director Sayers, and upon vote, unanimously carried, the Board approved the agenda.

Public  
Comment

Regarding the budget, comments and concerns were voiced concerning the mill levy and the effect on property taxes, and what appears to be inconsistency within the

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neighborhood. Ms. Blair explained that the District has nothing to do with the actual and assessed value of each home. The assessment is provided by the county assessor.

Legal Items     Ratification of Proposed Retainer from Forbes Law Group, LLC: Upon motion duly made by Director Roth, second by Director Sayers and upon vote, the Board unanimously ratified the retainer from Forbes Law Group LLC.

### Management Items

Review and Consider Approval of November 27, 2023, Minutes: Upon motion duly made by Director Roth, seconded by Director Sayers, the minutes were approved as presented, with Director Beniflah voting no.

Update on Maintenance Items: Mr. Schenfeld presented updates on the pool leak, maintenance of open space, west side access road gate, contracts for the pool season and landscaping services.

Consider Approval of Proposal for Pool Leak Repair: Mr. Schenfeld explained where the leak for the pool was located and the process to repair. Upon motion duly made by Director Roth, seconded by Director Corliss, and upon vote, the Board unanimously approved the proposal for the pool leak repair with Pool & Spa Medics.

Consider Approval of Proposal for West Side Access Road Gate: This is the area of the maintenance road for the power lines. The Board is asked to consider a gate to limit access. After discussion the Board requested not to exceed \$9,550.00. Upon motion duly made by Director Sayers, second by Director Roth, and upon vote, the Board unanimously approved not to exceed \$9,550 for the west side access gate with Colorado Deck and Landscape.

Consider Approval of Perfect Pools Contract for 2024 Pool Season: The Board discussed the charge for extending the pool season and looking at last season is it wise to extend the closing date. Ms. Blair suggested approving the contract now because the likelihood of locating another company for this size pool could be problematic. Upon motion duly made by Director Roth, second by Director Kark, and upon vote, the Board unanimously approved the contract with Perfect Pools for the 2024 Season.

Consider Approval of Brightview Contract for 2024 Landscaping Services: Mr. Schenfeld presented a proposal from CDI in the amount of \$15,485.54 to perform landscaping services in 2024. Ms. Blair stated that CDI has done a great job for other districts providing landscaping and snow removal services. After discussion, upon motion duly made by Director Kark, second by Director Roth, and upon vote, the Board unanimously approved the proposal from CDI for 2024 Landscaping Services.

Adoption of Resolution Reaffirming the Date, Time and Location of 2024 Regular Meetings: Ms. Blair reviewed the Resolution with the Board. Upon motion duly made by Director Roth, second by Director Kark, and upon vote, the Board unanimously approved the resolution as presented.

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## Financial Items

Review and Consider Ratification/Approval of Payment of Claims: Ms. Blair reviewed the claims with the Board. 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.

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

Consider Approval of Audit Exemption Application for 2023: Ms. Blair reviewed the audit exemption application with the Board and noted that the filing deadline is March 31. Upon motion duly made by Director Kark, seconded by Director Roth, and upon vote, the Board unanimously approved the audit exemption application as presented.

## Director Items

Discussion Regarding Website Services in 2024: Mr. Pacheco presented information on Streamline, noting how this platform is designed for metropolitan and special districts and most importantly on their compliance and legislative rulings. The cost for the first year would be free, the annual cost for the next year would be \$960. After discussion, upon motion duly made by Director Kark, seconded by Director Roth, and upon vote, the Board unanimously approved to move the website to the Streamline platform.

Discussion Regarding Snowplowing: Mr. Schenfeld will be obtaining bids for snow removal in the 2024-2025 season. A detailed map will need to be provided to the company to help facilitate the problematic areas. It was suggested that a committee could be established to assist with the snow plowing efforts. Director Beniflah stated he would serve on the committee.

Discussion Regarding Tree Planting: Mr. Schenfeld is looking into planting trees at the far east side of the wetlands and will report back to the Board.

## Other Items

There were no other items.

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Adjournment      Upon a motion duly made by Director Kark, seconded by Director Beniflah, and upon vote, the meeting was adjourned at 2:35 p.m.

Respectfully submitted,



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Recording Secretary for the Meeting