

**METZLER RANCH FILING NO. 1 HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 12, 2023**

CALL TO ORDER/ROLL CALL

The Board of Directors for the Metzler ranch Filing No. 1 Homeowners Association, Inc., met via Zoom Conference Call on April 12, 2023. The meeting was called to order at 6:34 p.m. by Director Callery. Directors present were Callery, Kreatschman, Johnson, Perez and Smith. Also in attendance were two members, Cox Landscaping, along with Alisia Kear and Mark Eames, PCAM representing PCMS.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

It was noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Associations corporate files.

NOMINATION AND ELECTION OF OFFICERS:

The Board briefly discussed nomination for 2023 Officers. Upon review, it was agreed that the Board would review Officers positions for 2023 during an upcoming work session.

RECORD OF PROCEEDINGS:

The first item of business was the review and approval of the October 11, 2022 meeting minutes. Upon review, a motion was made, seconded and with no public comment unanimously passed to approve the meeting minutes of October 11, 2022 as presented.

FINANCIAL REVIEW:

The unaudited financial reports through December 31, 2022 and March 31, 2023 were presented for review. Upon final discussion, motion was made, seconded and with no public comment unanimously passed to approve the December 31, 2022 and March 31, 2023 the financials and delinquency reports as presented and file for audit.

The Board went on to discuss the new operating account that was opened last Fall, along with potential purchasing a certificate of deposit with a portion of the reserves funds sitting in the Enterprise Bank reserve account. The Board agreed to further discuss opening a certificate of deposit during an upcoming work session.

COMMITTEE REPORTS:

The Board was presented with the Design Review Committee activity log from October 1, 2022 thru April 1, 2023.

LEGAL REPORTS

The Board was provided with the legal updates including all collection efforts and covenant enforcement matters since the last meeting.

MANAGEMENT REPORT

Mr. Eames reviewed the correspondence sent out and received for the month. Mr. Eames went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Owners Association.

UNFINISHED BUSINESS:

The Board was provided an update from Richard Johnston, legal counsel for the Association related to the proposed Comcast Easement. Mr. Eames noted that he would keep the Board advised, as further information becomes available.

The Board was presented with two proposals for the underdrain maintenance. After a lengthy discussion, the Board agreed to review/discuss the proposals during an upcoming work session.

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NEW BUSINESS:

MEMBER PUBLIC FORUM

The floor was opened for member public forum questions and comments.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:35 p.m.
The next regularly scheduled meeting of the Board was tentatively set for July 11, 2023 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 19th of July 2023.

METZLER RANCH FILING NO. 1 HOMEOWNERS
ASSOCIATION BOARD OF DIRECTORS

By Mark L. Eames
Secretary/Authorized Agent