

**MINUTES OF THE
METZLER RANCH FILING NO. 1 HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 20, 2021**

MEETING CALLED TO ORDER:

The meeting was called to order at 6:32 p.m. The meeting was held via Zoom telephone conference call.

ROLL CALL:

Board of Directors present were Korytkowski, Callery, Perez, Johnson and Harrison. Also present was James Fletcher, with 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 Association's corporate files.

RECORD OF PROCEEDINGS:

The first item of business was the review and approval of the April 20, 2021 meeting minutes. Upon review, a motion was made, seconded and with no public comment unanimously passed to approve the meeting minutes of April 20, 2021 as presented.

FINANCIAL REVIEW:

The unaudited financial reports through June 30, 2021 were presented for review. Upon final discussion, motion was made, seconded and with no public comment unanimously passed to approve the June 30, 2021 financials and delinquency reports.

NEW BUSINESS:

Owner Alan Chenoweth sent an email regarding the community fencing and requested a few minutes to chat with the Board. His request was to have the community replace the fencing in his rear yard along Founders Parkway. It was noted that the fencing in Mr. Chenoweth's rear yard is the owners responsibility. Director Korytkowski noted that the Association has sent out a few letters to the owners over the years to clarify the responsibility. Mr. Fletcher will prepare an enews to send out to the owners.

Mr. Fletcher provided the Board with the emails between him and attorney Rich Johnston regarding the shared maintenance responsibility the Association has of the medians along Woodlands Boulevard. The main goal was to determine if Tract A is part of this agreement, this question has still not been answered. Mr. Fletcher will circle back to Rich Johnston regarding Tract A.

The Board was provided with the email exchange between Mr. Fletcher and Rich Johnston regarding House Bill 21-1310. The Board had also posed some questions related to the Bill. Rich has suggested that the Board wait until a little later in the year to consider specific rules on flags and signs.

ADJOURNMENT:

There being no further business to come before the Board the meeting was adjourned at 7:37 p.m. The next meeting will be held on October 12, 2021 at 6:30 p.m. and will be held in person if a location can be found.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors.
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