

**JOINT MINUTES OF THE SPECIAL BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
GOLD HILL MESA METROPOLITAN DISTRICT NOS. 1 AND 2
HELD OCTOBER 12, 2023
AT 3:00 PM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Gold Hill Mesa Metropolitan District Nos. 1 and 2 were held on Thursday, October 12, 2023, at 3:00 p.m., via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/471819234>.

Attendance

In attendance were Directors:

Stephanie Edwards (Arrived late)

John Olson

Barry Brinton

Thomas Barnish

Justin Burns

Also in attendance were:

Pete Susemihl, Susemihl, McDermott, & Downie, P.C.

Rebecca Harris, WSDM District Managers

Kevin Walker, WSDM District Managers

Rylee DeLong, WSDM District Managers

Tim Daugherty, Resident

John Keller, Resident

Combined Meeting: The Board of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order by Ms. Harris at 3:04 p.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris confirmed a quorum was present with President Edwards joining late. She confirmed the disclosures were properly filed.
3. Approval of Agenda: Ms. Harris moved Landscape Matters before Public Comment. Director Burns moved to approve the Agenda as amended; seconded by Director Barnish. Motion passed unanimously.
4. Approval of July 20, 2023 Board Meeting Minutes: After review, Director Brinton moved to approve the July 20, 2023 Joint Board Meeting Minutes; seconded by Director Barnish. Motion passed unanimously.
5. Landscape Matters
 - a. Discuss tree lawn status in Townes at Gold Hill Mesa: Ms. Harris noted she is still waiting on photos and an assessment from the Resident that filed a concern.
 - b. Review and consider approval for mulch and rock refreshment proposals: Ms. Harris presented one proposal received from Brightview for mulch and rock refreshment for \$19,237.51. The Board tabled this item until next Spring as recommended by Ms. Harris.
 - c. Review and consider approval for mulch conversion proposals: Ms. Harris presented two proposals for mulch conversion to rock. After review, the Board agreed to table this item.

- d. Review and consider approval for Maple tree replacement at Community Center: Ms. Harris presented one proposal from Brightview for Maple tree replacement at Community Center for \$1,451.41. Director Olson confirmed the warranty for the tree is 12 months. Director Olson discussed that when Brightview added edging between rock and mulch about three years ago, they cut and penetrated the roots of several trees near the community center including this autumn blaze maple which likely caused it to die. Mr. Daugherty noted that the Neighborhood Association was so displeased with Brightview that they fired them. The Board agreed to postpone this item to review landscaping proposals. President Edwards commented on a resident request to mitigate the overgrown brush behind his home on Olympian. The Board discussed that it is District property and needs to be included in the landscaping maintenance. The Board requested WSDM get with the landscapers to plan to mitigate the overgrown brush on the strip behind the homes on Olympian.
- e. Review and consider approval for Stump Removal and Tree Replacement: Ms. Harris presented one proposal from Brightview for \$56,642.
- f. Review and consider approval for Dead Tree Removal and Replacement: Ms. Harris presented one proposal from Brightview for \$82,931.11.
- g. Review and consider approval for Dead Tree Removal only: Ms. Harris presented two proposals. Tall Timbers proposal for \$5,500 and Brightview proposal for \$5,042. Director Olson discussed the Community Association's reserve fund for capital improvements for tree replacement and that they could help with the cost of removal.

The Board directed Ms. Harris to inquire with Brightview on how many trees will be removed. After discussion, Director Olson moved to authorize no more than 100 trees to be removed and hauled off, not necessarily grinded and not to exceed \$100 per tree. The Board will continue discussion on tree replacement with the Community Association. The motion was seconded by Director Brinton. Motion passed unanimously.

- h. Review Filing 10 Dead Tree Replacement: Director Olson presented the filing 10 dead tree replacement map.
- i. Review the Brightview Quality Site Assessment: Ms. Harris presented the Brightview Quality Site Assessment.
- j. Review and consider approval for Split Rail Fence at 1105 Lady Campbell: Ms. Harris presented the two proposals for split rail fence at 1105 Lady Campbell. After review, Director Olson moved to approve the proposal from Peak Fencing; seconded by Director Brinton. Motion passed unanimously.
- k. Review and consider approval for Split Rail Fence along 21st St: Ms. Harris presented two proposals for split rail fence along 21st Street because of the voles and moles issue. After review, Director Olson moved to approve the proposal from Peak Fencing not to exceed \$15,000 for just the 21st Street side of the area; seconded by Director Brinton. President Edwards joined the meeting. Motion passed unanimously.
- l. Discuss Erosion concern on SE of District end of Lady Campbell: Ms. Harris discussed the erosion concern on the southeast side of the District at the end of Lady Campbell.
 - i. Review and consider approval for erosion control proposal: Ms. Harris presented a proposal from Brightview for \$1,625.57. Director Olson moved to approve the proposal from Brightview for erosion control; seconded by Director Burns. Motion passed unanimously.
- m. Review and consider approval for curb and concrete repair: Ms. Harris discussed the curb, concrete and irrigation box damage done by a large truck on Lady Campbell. She noted that nobody has come forward and taken responsibility for the damages. Ms. Harris presented a proposal from Brightview to repair the curb and concrete damage for \$7,414.29. After discussion, the Board directed Mr. Daugherty to connect with Ms. Harris to get an additional bid from a resident who owns a concrete company.
- n. Review and consider approval for dog waste station replacement: Ms. Harris presented a proposal for dog waste stations for \$357.21. The Board discussed that replacing the damaged waste stations is a priority and will review this item further during the budget discussions.

- o. Discuss and Review Tree Replacement Memo: The Board discussed the possibility of teaming up with the Community Association to utilize their reserve funds to replace some of the dead trees in the community. There are currently 100 dead trees in the neighborhood in addition to the 49 that have been cut down. Director Olson discussed tree replacement and noted that autumn blaze maples are 1/3 of the current trees but are not a replacement option due to being a banned species and their shallow roots. The Board will continue to pursue and discuss tree replacement options at the next Board meeting.
 - p. Discuss Dog Stations and Conditions Concern: The Board will discuss this item further at the next meeting.
- 6. Public Comment: There was no public comment.
- 7. Management Matters
 - a. Insurance Update: Ms. Harris reported that all the assets have been transferred from District 1 to 2.
 - b. Discuss Retaining Wall in Filing 5: Ms. Harris informed the Board that the retaining wall in filing 5 is the neighborhood single-family HOA's responsibility to maintain.
 - c. Discuss the status of Tract A Gold Hill Mesa Filing No 7A Re-plat: Mr. Walker discussed the status of Director Burn's request for a re-plat to adjust the property lines. He recommended the Board establish a District policy for homeowner requests such as this. Mr. Walker will draft a policy for Board review at the next meeting.
 - d. Discuss Curb and Irrigation Damage on Lady Campbell: There was no additional discussion.
- 8. Legal Matters
 - a. Review and consider adoption of District No. 1 transfer of property to District No. 2: After review, Director Olson moved to adopt District No. 1 transfer of property to District No.2; seconded by Director Brinton. Motion passed unanimously.
- 9. Financial Matters
 - a. Review the August 31, 2023 Unaudited Financial Statements: Mr. Walker presented the August 31, 2023 Unaudited Financial Statements. After review, Director Brinton moved to approve the August 31, 2023 Unaudited Financial Statements; seconded by Director Olson. Motion passed unanimously.
 - b. Ratify and approve payables through the period ending September 21, 2023: Mr. Walker presented the Payables through the period ending September 21, 2023. After review, Director Olson moved to approve the Payables for both Districts 1 and 2 as presented; seconded by Director Brinton. Motion passed unanimously.
 - c. Discuss Assessed Valuation Memo: Mr. Walker discussed the Memo on the increase in Assessed Valuations and Proposition HH and how it could impact property tax revenue if it passes.
 - d. Discuss 2024 Budget Draft: Mr. Walker presented the 2024 draft budget. The Budget Hearing will be held at the Board meeting on November 16, 2023.
 - e. Update on Turf Replacement Grant: Mr. Walker reported the District was approved for a \$25,000 matching grant for turf replacement. Ms. Harris noted this will cover the replacement of the tree lawns.
- 10. Adjourn: Director Olson moved to adjourn the meeting at 5:45 PM; seconded by Director Brinton. Motion passed unanimously.
 - a. Next Regular Meeting Date – Scheduled for November 16, 2023, at 9:00 A.M. and the Annual Town Hall Meeting is scheduled for November 16, 2023, at 5:00 P.M.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary