

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF
MARVELLA METROPOLITAN DISTRICT
(THE “DISTRICT”)
HELD
AUGUST 18, 2020**

A special meeting of the Board of Directors of Marvella Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, August 18, 2020 at 3:00 p.m. Due to the concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District special meeting was held by conference/ video call without any individuals (neither District representatives nor the general public) attending in person.

Directors In Attendance Were:

Tahlia Sayers
Craig Corliss
Michael Kark
Dennis Squitieri
Ian Roth

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher P.C.
Kim Herman, Denise Denslow and Nic Carlson; CliftonLarsonAllen LLP
Diane Wheeler; Simmons & Wheeler, P.C.
Scott McGarrity; Arrowhead Landscaping
Brenda Owings: Century Communities
Residents:
Mike Follett Pam Neal
Renee Raeouf Vivian Yu
Aaron Krasnow Cindy
Eric Davidson Carolin Tapelson

ADMINISTRATIVE
MATTERS

Disclosure of Potential Conflicts of Interest

Director Kark called the meeting to order at 3:04 p.m. Attorney Cortese discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. There were no potential conflicts disclosed and it was noted all Board members are residents of the District.

Agenda and Meeting Location

The Board reviewed the Agenda for the District’s Special Meeting. Following discussion, upon motion duly made by Director Corliss, seconded by Director Roth and, upon vote, unanimously carried, the Agenda was approved, as amended to move Financial Matters and Public Comment up.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Kark, seconded by Director Sayers and, upon vote, unanimously carried, due to concerns regarding COVID-19, the Board determined to conduct the meeting at the above-stated date, time and location, which is within 20 miles of the District.

The Board further noted that notice of the date, time, location and the telephonic/video manner of the meeting was duly posted. No objections to the meeting location or format of the meeting or any requests that the location or format of the meeting be changed were received prior to the meeting.

Special Meeting May 18, 2020 Minutes, Special Meeting June 9, 2020 Minutes and Working Session June 19, 2020 Minutes

Following discussion, upon motion duly made by Director Sayers seconded by Director Corliss and, upon vote, unanimously carried, the were Special Meeting May 18, 2020 Minutes, Special Meeting June 9, 2020 Minutes and Working Session June 19, 2020 Minutes approved.

Public Comment

Residents' discussed street parking, noting concerns about how it is now prohibited. Attorney Cortese informed the residents that the prohibited street parking has been determined and is being enforced by the City, noting that this is not being determined and enforced by the District.

Residents inquired about the Committees and landscaping.

FINANCIAL ITEMS

Conduct Public Hearing on 2020 Budget and Consider Adoption of Resolution Amending 2020 Budget

Director Sayers opened the public hearing at 3:18 p.m. to consider amending the 2020 adopted budget and to discuss related issues.

It was noted that Notice stating the Board would consider amending the 2020 adopted Budget and the place, date and time of the public hearing was published in accordance with the applicable statutory requirements.

No Public comments were received. And the public hearing was closed.

Ms. Wheeler reviewed the proposed amended budget. Upon motion duly made by Director Sayers, seconded by Director Kark and, upon vote, unanimously carried, the Board adopted the 2020 amended budget and closed the Public Hearing at 3:22 p.m.

Approval of the Payment of Claims in the amount of \$41,785.77

Following discussion, upon motion duly made by Director Kark, seconded by Director Roth and, upon vote, unanimously carried, the Board approved the claims in the amount of \$41,785.77, noting they do not want the payment for landscaping services to Arrowhead release until there is more progress. It was requested that Ms. Herman look into options for turning off Comcast services until next year's pool season.

June 30, 2020 Unaudited Financial Statements

Ms. Wheeler presented the June 30, 2020 Unaudited Financial Statements to the Board. Following review and discussion, upon motion duly made by Director Sayers, seconded by Director Kark and, upon vote, unanimously carried, the Board approved the June 30, 2020 Unaudited Financial Statements.

Other- None

COMMITTEE
REPORTS

Discuss and consider formation of the following committees:

- Landscaping Committee- Appoint Board Liaison & Committee Members
- Pool Committee- Appoint Board Liaison & Committee Members
- Social Committee- Appoint Board Liaison & Committee Members
- Design Review Committee- Appoint Board Liaison & Committee Members
- Traffic & Safety Committee- Appoint Board Liaison & Committee Members
- Maintenance Committee- Appoint Board Liaison & Committee Members

The Board appointed the following liaison and slate of Board members were for each of the following committees:

<u>Committee</u>	<u>Liaison</u>	<u>Members</u>
Landscaping	Directors Kark and Roth	Aaron Krasnow, Andreas Wilderer and Ryan Ramey
Pool	Director Corliss	Craig Davis and Hillary Goodman
Social	Director Sayers	Alexis Baker, Nurit Shlomo and Steven Li
Traffic & Safety	Director Sayers	Andreas Wilderer, Beth Sumi Seidman, Craig Davis, Nurit Shlomo and Ryan Ramey
Maintenance	Director Squitieri	

Following discussion, upon motion duly made by Director Sayers, seconded by Director Kark and, upon vote unanimously carried, the Board approved the formation of the above committees.

Landscaping Committee

There have not been any meetings yet for the Landscaping Committee.

Pool Committee

Ms. Herman informed the Board that work with Director Corliss and Perfect Pools had begun to winterize the community pool.

Social Committee

There have not been any meetings yet for the Social Committee.

Design Review Committee

Ms. Herman asked the Board if they would like the Design Review Committee to remain as it currently stands. The Board requested that Director Kark and Director Roth be appointed as reviewers, noting that Directors Sayers, Squitieri and Corliss will provide comment if the resident requests a hearing.

Traffic & Safety Committee

There have not been any meetings yet for the Traffic & Safety Committee.

Maintenance Committee

There have not been any meetings yet for the Maintenance Committee. Ms. Herman informed the Board that the Reserve Study work will be started as soon as the check for the deposit is received.

MANAGER’S ITEMS

Other- None

LANDSCAPING MATTERS

Mr. McGarrity provided the Board with an update on the landscaping that has been completed.

Landscape and Irrigation Proposal from Arrowhead for 15 Gallon Tree Bid in the Amount of \$5,225 (enclosed) and direct preparation of Service Agreement regarding same.

The Board decided to defer the 15 Gallon Tree Bid in the amount of \$5,225.

Landscape and Irrigation Proposal from Arrowhead for B&B Tree Bid in the Amount of \$9,700

The Board decided to defer the B&B Tree Bid in the amount of \$9,700.

Landscape and Irrigation Proposal from Arrowhead for Pool and Fire Pit Plants Bid in the Amount of \$2,500

The Board decided to defer the Pool and Fire Pit Plants Bid in the amount of \$2,500.

Landscape and Irrigation Proposal from Arrowhead for Soil Replacement and Sod

Bid in the Amount of \$5,950

The Board decided to defer the Soil Replacement and Sod Bid in the amount of \$5,950.

Landscape and Irrigation Proposal from Arrowhead for Rock Installation along Retaining Wall by Pool and Fire Pit in the Amount of \$7,700

The Board decided to defer the Rock Installation along the Retaining Wall by the Pool and Fire Pit Bid in the amount of \$7,700.

COVENANT ENFORCEMENT

Parking Rules

Ms. Herman requested that the Board continue to send questions and comments from the residents regarding the Parking Rules and other general violation questions to CliftonLarsonAllen for the time being, noting that CLA will continue to provide clarification on the matter.

Attorney Cortese and Ms. Herman reviewed the agreement with Altitude Law for Covenant Enforcement Legal Services. Following discussion, upon motion duly made by Director Kark, seconded by Director Corliss and, upon vote unanimously carried, the Board approved a basic legal retainer for the legal team to continue.

Other- None

LEGAL ITEMS

Status of discussions with the City of Centennial regarding District’s provision of snow removal on internal streets.

Attorney Cortese informed the Board that she and her team were working on the executed addendum for the agreement. Ms. Herman stated that she would forward the signed agreement to the Board.

Status of conveyance of Tracts C, D, F, J, K, L, M, N, P, Q, R, S, T, U, and V from CCC Holdings, LLC to the District.

Attorney Cortese informed the Board that she is reviewing the Tracts. The Board requested a working session be scheduled to discuss in further detail.

Other- None

OTHER ITEMS

Confirm Quorum - Next Regular Meeting Scheduled for November 16, 2020 at 12:00 p.m. Format to be Determined Pending COVID-19 Restrictions

ADJOURNMENT

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 4:56 p.m.

Respectfully submitted,

DocuSigned by:

Kahli Soy

By

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Secretary for the Meeting