

**MINUTES OF A SPECIAL MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
PAN-ARK ESTATES METROPOLITAN DISTRICT  
HELD MAY 2, 2023**

A special meeting of the Boards of Directors (the “Boards”) of the Pan-Ark Estates Metropolitan District (the “District”) was held on Tuesday, May 2, 2023, at 5:30 p.m. exclusively by means of Zoom webinar. The meeting was open to the public.

Attendance: In attendance were Board members:  
Shelley Hall  
Joseph Burnham  
David Galinis  
Kevin Kirsner  
Dell Skluzak

Not in attendance:

Also in attendance were:

Nikolas Wagner, Andrea Weaver, Kacee Sanders – Centennial Consulting Group  
Joseph Norris – CEGR

Chris Werderitch – Werderitch Construction Services

Jeff Johnson and Nick Keelan – MEWA

19 Residents: Paul Terranova, Susan Johnson, Steve Kent, Roberto Van De Wyngard, Terri Wallinger, Trevor Hixson, Grant V. Mackelm, Jeannine Ravenscraft, Joan Strong, Dom Heinzeller, Jeffery Medina, Randy Shanefelt, Tamara V., Susan Ramsdell, John, Jeff, 576240, Rwate, BT

I. Call to Order/Declaration of Quorum - Director Conflict of Interest Disclosure

Mr. Wagner called the meeting to order. A quorum of the Boards was confirmed. Mr. Wagner reported that disclosures of potential conflicts of interest were filed for all directors 72 hours in advance of the meeting and that the Agenda had been posted on the Districts’ website at least 24 hours in advance of the meeting.

II. Approval of Minutes

Following consideration, upon a motion duly made by Director Hall, seconded by Director Galinis, and upon vote, unanimously carried, the Board approved the March 28, 2023, special meeting minutes.

III. a) Unaudited Financial Statements

Following discussion, upon a motion duly made by Director Hall, seconded by Director Galinis, and upon vote, unanimously carried, the Board approved the unaudited financial statements for the period ending February 28, 2023.

### III. b) Ratify Payables

Following consideration, upon a motion duly made by Director Hall, seconded by Director Galanis, and upon vote, unanimously carried, the Board ratified the payables for the period through March 31, 2023.

### IV. a) County Survey or Plat Approval

Mr. Norris presented on this topic. Mr. Norris informed the Board that the County states that the roads are private roads on the plat. Mr. Norris also indicated that he has asked the county to change the plat to include the roads as public. Terri Wallinger indicated that they had spoken with the county and believes this can be ratified quickly. Nick Kellan noted that they were trying to get the “no name” road named and platted so the county will accept it as a public street, the intended name is “Interlocken Drive.”

### IV. b) Approval of Wallinger Lot Consolidation

Following consideration, upon a motion duly made by Director Hall, seconded by Director Galanis, and upon vote, unanimously carried, the Board approved the Wallinger Lot Consolidation plat as amended and authorized Mr. Wagner and Mr. Norris to coordinate signatures for the physical signing of the plat by any Board Member after recommendation for this and future consideration.

### V. a) MEWA

#### (i) Loader Agreement

It was noted that the Loader lease is up and the Board has two options: The Board can return the loader and get nothing in return, or they can buy out the remaining cost of the loader and sell the equipment. MEWA indicated that they are willing to buy the machine and will own and service the equipment, but they will grant the District access to the machine at any time. No action was taken at this time, this will be considered at the next meeting.

#### (ii) Pavilion Purchase

It was noted that MEWA would like to purchase the Pavilion as it currently uses it as storage and it was noted that it would lessen the District’s insurance bill greatly. No action was taken at this time, this will be considered at the next meeting.

#### (iii) Joint Meeting of MEWA and Pan-Ark

It was suggested that MEWA and Pan-Ark host a joint meeting on May 20<sup>th</sup>, to get all Boards and HOA on the same page. This will be a work-session to appoint a liaison to be

a point of contact between MEWA, HOA, and the District. Following discussion, this meeting will be a Zoom meeting on the 6<sup>th</sup> of June at 5:30 PM

V. b) Werderitch Construction Services for Grading, Culvert, and Ditch Work

Chris Werderitch presented and indicated that they are looking for a long term relationship with the District and discussed a price sheet.

V. c) Consider Grading, Culvert, and Ditch Work

Following consideration, upon a motion duly made by Director Skluzak, seconded by Director Burnham, and upon vote, unanimously carried, the Board approved accepting the bid as is and requested a proposal to add \$5,000 worth of Magnesium Chloride to a bid.

VI. Next Board Meeting

The next Board meeting is set for August 15, 2023, at 5:30 PM.

VII. Public Comment

None.

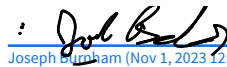
VII. Other Matters

None.

XII. Adjournment

As there were no further matters to discuss, upon a motion duly made by Director Gallanis, seconded by Director Skluzak, and upon vote, unanimously carried, the Boards adjourned the meeting.

Respectfully submitted,

  
Joseph Burnham (Nov 1, 2023 12:40 MDT)

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Secretary






# PAEMD 5-2-23 Minutes - Final

Final Audit Report

2023-11-01

Created:	2023-08-16
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