

**MINUTES OF A SPECIAL MEETING OF
THE BOARDS OF DIRECTORS OF THE
PAN-ARK ESTATES METROPOLITAN DISTRICT
HELD SEPTEMBER 6, 2022**

A special meeting of the Boards of Directors (the “Boards”) of the Pan-Ark Estates Metropolitan District (the “District”) was held on Tuesday, September 6, 2022 at 6:30 p.m. exclusively by means of Zoom webinar. The meeting was open to the public.

Attendance: In attendance were Board members:

Michelle Hall
Dell Skluzak
Kevin Kirsner
Joseph Burnham
David Galinis

Not in attendance:

None.

Also in attendance were:

Nikolas Wagner – Centennial Consulting Group
Two (2) Homeowners: Cheryl Turner, Oleary

I. Call to Order/Declaration of Quorum

Mr. Wagner called the meeting to order. A quorum of the Boards was confirmed.

II. Director Conflict of Interest Disclosure

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.

III. Approval of Minutes

Following review, upon a motion duly made by Director Hall, seconded by Director Galinis, and upon vote, unanimously carried, the Board approved the June 29, 2022 meeting minutes.

IV. Unaudited Financial Statements,

Following review, upon a motion duly made by Director Galinis, seconded by Director Skluzak, and upon vote, unanimously carried, the Board approved the unaudited financial statements for the period ended July 31, 2022 on the condition of line items being edited

and the financial statement line items reflecting the budget more accurately for current and future documents.

V. Discuss Rules and Regulations

The Board discussed the Road Rules and Regulations including speeding, roadway use, all wheel drive use, and the difficulty of enforcement at this time. This discussion was deferred.

VI. Discuss Road Construction Standards

Director Hall presented a desire to have road construction standards in place. Director Galinis agreed and suggested that an engineer would be helpful.

The Board discussed the possibility of hiring an engineering firm to put in place standards for the District to follow for future maintenance and construction. These standards would focus on drainage, culverts, grading, and material. The first stage would consist of Norm and Nick (MEWA) providing a report on what immediate needs are required for maintenance to keep the grading as effective as possible. The second stage would consist of contacting an engineering firm to get the standards drafted.

VII. Discussion of Road Maintenance

Mr. Wagner presented that grading had begun and Mount Elbert Water Association (MEWA) provided the cost to repair a few of the ditches and culverts and will begin work prior to the meeting. Management is waiting for an update on the project.

Mr. Wagner informed the Board that an account has been established with Acorn Petroleum for diesel services and provided guidance to the grader operator to acquire road base as needed. He informed the Board that the grader operator would also be interested in providing snow removal services for the District, and that MEWA also has recommendations for plowing. The Board directed management to pursue MEWA for plowing recommendations.

VIII. Public Comment

None.

IX. Preliminary Discussion of 2023 Budget and Board Representative

Following review, upon a motion duly made by Director Skluzak, seconded by Director Hall, and upon vote, unanimously carried, the Board approved The Board discussed appointing Director Galinis as a representative to work with the District Accountant and Manager for budgetary items and expenditures, to include engineering as a line item.

X. Next Board Meeting

The next Board meeting is set for October 18th, 2022, at 5:30 PM.

XI. Other Matters

The Board discussed the website signs. Mr. Wagner informed the Board that the signs are near completion.

XI. Adjournment

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

Respectfully submitted,



Joseph Burnham (Oct 22, 2022 11:10 MDT)

Secretary






PAE 9-6-2022 Minutes

Final Audit Report

2022-10-22

Created:	2022-10-21
By:	Nik Renee (nik@ccgcolorado.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4IEMPo8b7LU5w0ZyzeClmsQIGOTUQCoc

"PAE 9-6-2022 Minutes" History

-  Document created by Nik Renee (nik@ccgcolorado.com)
2022-10-21 - 7:15:36 PM GMT- IP address: 74.92.213.157
-  Document emailed to Joseph Burnham (joseph5905@comcast.net) for signature
2022-10-21 - 7:16:28 PM GMT
-  Email viewed by Joseph Burnham (joseph5905@comcast.net)
2022-10-21 - 7:54:18 PM GMT- IP address: 174.231.82.225
-  Document e-signed by Joseph Burnham (joseph5905@comcast.net)
Signature Date: 2022-10-22 - 5:10:37 PM GMT - Time Source: server- IP address: 97.122.190.116
-  Agreement completed.
2022-10-22 - 5:10:37 PM GMT