
MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
EAGLE BEND METROPOLITAN DISTRICT
HELD
FEBRUARY 16, 2017

A regular meeting of the Board of Directors of the Eagle Bend Metropolitan District was held on February 16, 2017 at 10:00 a.m. at the Heritage Eagle Bend Clubhouse, 23155 East Heritage Parkway, Aurora, Colorado 80016. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Rex Rexroat
George Arellano
Ed Malone
Larry Moore
David Gruber

Also in attendance were:

Denise Denslow and Kim Herman; CliftonLarsonAllen LLP ("CLA")
Casey Lekahal; White Bear Ankele Tanaka & Waldron
John Simmons; Simmons and Wheeler
Connie Smith 8127 S. Catawba Court
Irv Reinke 22852 E. David Place
Bob Harston 7976 S. Shawnee Street
Johnny Watson 7871 S. Duquesne Way
Phil Chiponras 8117 S. Catawba Court
Jan Heffernan 7992 S. Buchanan Way
Robert Holtschlag 7820 S. Qatar Court
Steve Huyerford 7899 S. Zante Court
John McCracken 8214 S. Catawba Court
Tom McClanahan 7955 S. Rone Court
Nancy McClanahan 7955 S. Rone Court
Bob Steckley 7800 S. Buchanan
Larry Place 23441 E. Long Place
Gene Blum Heritage Eagle Bend

Call to Order

Director Moore called the meeting to order at 10:00 a.m.

Declaration of
Quorum/Director
Qualifications/
Disclosures of
Conflicts

Ms. Denslow declared that there was a quorum and that all Board members were qualified to serve. The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors and 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, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by the Board that disclosures of potential conflicts of interest statements for all directors have been filed with the Secretary of State's office prior to this meeting and that no additional conflicts were disclosed at the meeting.

Approval of
Consent Items

- A. Agenda for February 16, 2017
- B. Minutes for January 19, 2017 Board Meeting
- C. Review and Ratify December Invoices and Claims
- D. Review and Approval of February Invoices and Checks

Following discussion, upon a motion duly made by Director Gruber, seconded by Director Malone and, upon vote unanimously carried, the Board approved Agenda for the February 16, 2017 meeting, Minutes from the January 19, 2017 Board meeting, and the February 2017 invoices and checks as presented.

Director Rexroat abstained from voting.

Public
Comments

None.

Financial Items

- A. Review and Consider Acceptance of the Current Cash Position Review

Mr. Simmons stated there was no cash position report to review.

- B. Other

Mr. Simmons presented information regarding income and expenses within the District as related to the HOAs in the District. He reviewed the report and answered all questions. No action was needed.

Water
Operations

A. Monthly Report

Director Rexroat reported one well has been left operation through the winter in case water is needed as it is more cost effective to leave one operational then to activate and deactivate a well when a need arises.

Director Rexroat reported the Water Usage Summary has been completed and recommends discussion at the March 16, 2017 Board meeting when there has been more time for review.

B. ECCV Pipeline Relocation Update

Director Rexroat stated all paperwork has been completed and KB Homes has begun the project. He reported KB Homes has exposed the old pipe to confirm its location, however none of the old piping will be used in the new location. Director Moore requested Mr. Lekahal contact KB Homes to determine whether or not the old pipeline will be removed or abandoned in place as it could affect future locating needs for the District. Mr. Lekahal will determine the status of the old pipeline with KB Homes and report back to the Board.

C. Discuss Reserve Study

Mr. Simmons and Director Rexroat reviewed the Water Rate Study that was completed by TZA. Mr. Simmons stated the study outlines the charges to Heritage Eagle Bend for water are very close to where they should be. Director Moore noted he feels additional information would be helpful in order to ensure correct charges to Heritage Eagle Bend to cover all reserve funding needs and District overhead.

D. Water Sustainability

Director Moore stated there have been no further conversations with the City of Aurora regarding additional water source options; however the District has a meeting scheduled for February 21, 2017 to meet with Heritage Eagle Bend HOA and Blackstone Golf Course to discuss the potential City of Aurora Pipeline.

Director Moore presented a letter received from Mr. Gene Blum and

Heritage Eagle Bend Golf Course requesting increased communication and involvement in discussion about additional water sources. He noted his agreement with the request.

Landscape
Maintenance

A. Monthly Report

Director Arellano reported Keesen Landscaping is completing the fall clean up and trimming plants. He stated winter watering has been taking place due to the recent dry weather.

Traffic
Safety

A. Traffic Update

Director Gruber stated the District is waiting to receive the study from the City providing details of which plants and trees will need to be removed or trimmed in order to provide the requested 50 mph sight distance. Mr. Hungerford asked the Board if a timeframe had been determined and if the Board thought the work could be completed by spring. Director Gruber reported his intent to complete all clearance work by spring if possible.

Business
Development

A. Carefree Living Center Update

Director Gruber reported there are no updates regarding the potential Senior Living Apartments near the fire station. Residents requested information regarding the Allegiance Assisted Living Center near the Mormon Church. Mr. Watson stated the project has been approved by the City, however a secondary emergency exit is required and is planned to exit via the Mormon Church parking lot.

B. KB Homes Update

Director Gruber stated the KB Homes project will be 70 duplexes or 140 units and will begin building once the pipeline relocation has been completed.

C. Storage Facility Update

Director Gruber reported building is proceeding, however all buildings will have to meet the Districts design standards.

D. Safeway Update

Director Gruber informed the Board the City received a letter from Safeway, however no new information was provided.

E. "The Springs" Apartments

Director Gruber reported the City of Aurora is reviewing a 240 unit apartment project to be built on Aurora Parkway and Gartrell. Mr. Watson stated the City has completed their initial review, however the apartment project has another deadline of March 1st for requested documents and final review is scheduled for March 31st.

Manager Issues

A. Other

None.

Legal Items

A. Consider Approval of the Agreement with Creekside Eagle Bend Owners Association, Inc. Concerning Landscape Maintenance within the Center Median on South Aurora Parkway and East Irish Drive

Following discussion, upon a motion duly made by Director Arellano, seconded by Director Rexroat and, upon a vote unanimously carried, the Board approved the Agreement with Creekside Eagle Bend Owners Association, Inc. concerning Landscaping Maintenance within the center median on South Aurora Parkway and East Irish Drive, pending final legal review.

Director Gruber abstained from voting.

B. Executive Session to Receive Attorney Advice and Discuss Contract Negotiations Pursuant to C.R.S. Sections 24-6-402(4)(b) and (e)

Upon a motion duly made by Director Malone, seconded by Director Gruber and, upon a vote unanimously carried, the Board entered into Executive Session at 11:36 a.m.

Upon a motion duly made by Director Gruber, seconded by Director Arellano and, upon a vote unanimously carried, the Board exited Executive Session at 12:30 p.m.

Next Meeting

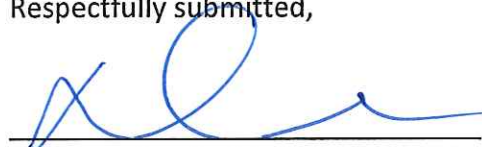
Confirm Quorum for the Next Regular Board Meeting to be Held Thursday, March 16, 2017 at 10:00 a.m. at the Heritage Eagle Bend Clubhouse

The Board confirmed the intent of a quorum for the next Board meeting, to be held Thursday, March 16, 2017 at 10:00 a.m. at the Heritage Eagle Bend Clubhouse.

Adjournment

Upon a motion duly made by Director Moore, the Board adjourned the meeting at 12:31 p.m.

Respectfully submitted,



Secretary for the Meeting