

# RECORD OF PROCEEDINGS

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## MINUTES OF A JOINT REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE ERIE HIGHLANDS METROPOLITAN DISTRICTS NOS. 1 AND 2 HELD OCTOBER 1, 2025

### DISTRICT NO. 2 MINUTES

A consolidated regular meeting of the Boards of Directors of the Erie Highlands Metropolitan Districts Nos. 1 and 2 was convened on Wednesday, October 1, 2025 at 6:00 p.m. This consolidated District Board meeting was held via Zoom video/telephone conference. The meeting was open to the public.

#### **Directors for District No. 2 in Attendance Were:**

Mitchell Gonzales, President  
Andrew J. Matyus, Treasurer  
Keith Kauffman, Secretary  
Elizabeth Thoma, Assistant Secretary  
Alexandra Hobbs, Assistant Secretary

#### **Also In Attendance Were:**

David Solin and Diana Garcia; Special District Management Services, Inc.

Joan Fritsche, Esq.; Fritsche Law LLC (General Counsel for District No. 2)

Jeffrey Erb, Esq. and Haley Trecarichi, Esq.; Erb Law, LLC (General Counsel for District No. 1)

Courtney Kramer, Esq. and Tiffany Toomey, Esq.; Senter, Goldfarb and Rice, LLC (Special Counsel for District No. 1)\*

District No. 1 Directors Davis, Fillius, Manley and Baca

Various residents of the District.

\*Departed where indicated.

#### **CALL TO ORDER**

The meeting was called to order. Mr. Solin noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest of the Board of Directors to the Secretary of State and the Board. 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. No disclosures were made, and it was noted that all Directors are residents of the District.

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**Agenda:** The Board reviewed the proposed Agenda as amended for the District's regular meeting.

Following discussion, upon motion made by Director Gonzales, seconded by Director Hobbs and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

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### **MEETING PAUSE**

The Consolidated Board meeting was paused from 6:16 p.m. to 7:40 p.m. while District No. 1 conducted an Executive Session.

\*Special Counsel for District No. 1 departed the meeting.

### **PUBLIC COMMENT**

There were discussions regarding resignations of Director Fillius and Director Davis.

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### **ADMINISTRATIVE MATTERS**

**Minutes:** The Board reviewed the Minutes of the September 3, 2025 regular meeting.

Following discussion, upon motion made by Director Kauffman, seconded by Director Gonzales and, upon vote, unanimously carried, the Board approved the Minutes of the September 3, 2025 regular meeting.

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**CONSENT AGENDA** There were no items to discuss.

### **FINANCIAL MATTERS**

**Payment of Claims:** The Board reviewed the payment of claims as follows:

Fund	Period Ending Sept. 30, 2025
General	\$ 56,183.91
Debt Service	\$ -0-
Capital Projects	\$ -0-
<b>Total Claims</b>	<b>\$ 56,183.91</b>

Following discussion, upon motion made by Director Matyus, seconded by Director Gonzales and, upon vote, unanimously carried, the Board ratified approval of the payment of claims.

**Unaudited Financial Statements and Cash Position:** The Board reviewed the unaudited financial statements and cash position statements.

Following discussion, upon motion made by Director Matyus, seconded by Director Gonzales and, upon vote, unanimously carried, the Board approved the unaudited financial statements and cash position statements.

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**Updates from Budget Committee:** The Board discussed the updates from the Budget Committee and discussed Budget priorities.

**POOLHOUSE AND CLUBHOUSE** **Discuss Pool Repair Projects:** Mr. Solin discussed with the Board the pool repair projects. No action was necessary at this time.

**Proposals for 2026 Pool Services:** Mr. Solin discussed with the Board the proposals for 2026 pool services for the CPO, lifeguards and monitors. No action was necessary at this time.

**OPERATION MATTERS** **Covenant Control Matters:** There was no discussion at this time.

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**LEGAL MATTERS** **Request to Town to Impose a Townhome Maintenance Fee in Filing 18:** Attorney Fritsche updated the Board on the Request to Town to Impose a Townhome Maintenance Fee in Filing 18.

**Public Infrastructure and Landscape Tracts:**

*Resolution Accepting the Transfer of Real Property by Special Warranty Deed from Clayton Property Group, Inc. (d/b/a Oakwood Homes):* The Board deferred discussion at this time.

*Resolution Accepting Landscaping, Irrigation, and Storm Drainage Public Improvements by Bill of Sale from Clayton Property Group, Inc. (d/b/a Oakwood Homes):* The Board deferred discussion at this time.

**Authorized Legal Counsel to Submit a Referral Comment Letter to the Town of Erie:** The Board discussed authorizing legal counsel to submit a referral comment letter to the Town of Erie concerning the proposed traffic pattern and signalization requirements for Erie Highlands Filing 17.

Following discussion, upon motion made by Director Gonzales, seconded by Director Kaufmann and, upon vote, unanimously carried, the Board approved authorizing legal counsel to submit a referral comment letter to the Town of Erie concerning the proposed traffic pattern and signalization requirements for Erie Highlands Filing 17

**OTHER BUSINESS** There was no other business to be discussed.

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**EXECUTIVE SESSION** **EXECUTIVE SESSION:** Before going into Executive Session, a motion was made by Director Matyus, seconded by Director Kauffman to go into Executive Session pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., for the purpose of receiving legal advice on specific legal questions and determining positions relative to matters subject to negotiations; developing strategies for negotiations; and

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instructing negotiators regarding the Supplement Declaration of Covenants, Conditions and Restrictions for Erie Highlands Carriage House (Filing 16) and Access Drives in Filing 16, the Board went into Executive Session at 9:30 pm..

**RETURN TO OPEN PUBLIC MEETING:** At approximately 9:59 p.m. the Board came out of Executive Session.

**ADJOURNMENT** There being no further business to come before the Board at this time, upon motion made and seconded, and upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By  \_\_\_\_\_  
Secretary for the Meeting