

**MINUTES OF A SPECIAL MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
PAN-ARK ESTATES METROPOLITAN DISTRICT  
HELD January 2, 2024**

A special meeting of the Boards of Directors (the “Boards”) of the Pan-Ark Estates Metropolitan District (the “District”) was held on Tuesday, January 2, 2024, 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  
David Galinis  
Dell Skluzak

Not in attendance:  
Joseph Burnham  
Kevin Kirsner

Also in attendance were:  
Nikolas Wagner and Juli Christi – Centennial Consulting Group, LLC  
Joseph Norris – CEGR  
11 Residents: Joan Weber, Jeannine Ravenscraft, Joan Strong, Dom  
Heinzeller, David Hauser, William Todd, Paul Terranova, Patrick W.,  
Terri Wallinger, Dan Brack, 1 Caller: 3033235021

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 review, upon a motion duly made by Director Skluzak, seconded by Director Hall, and upon vote, unanimously carried, the Board approved the October 26, 2023, special meeting minutes as presented.

III. a) Unaudited Financial Statements

The Board and homeowners discussed current expenses. 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 November 30, 2023.

### III. b) Ratify Payables

Following review, upon a motion duly made by Director Galinis, seconded by Director Skluzak, and upon vote, unanimously carried, the Board ratified the payables for the period ending November 30, 2023.

### III. c) Public Hearing on 2024 Budget and Consideration of Resolution to Adopt 2024 Budget

Mr. Wagner and Mr. Norris presented the 2024 budget to the Board and present members of the public. Mr. Wagner provided an estimate on possible final assessed values and changes to property tax revenues.

Director Hall opened the public hearing for the 2024 budget. As there was no public comment, Director Hall closed the public hearing for the 2023 budget.

Following consideration, upon a motion duly made by Director Galinis, seconded by Director Hall, and upon vote, unanimously carried, the Board approved the Resolution to Adopt the 2024 Budget, Appropriate Sums of Money, and the Setting of Mill Levies.

### IV. a) Sale of District Owned Truck

Mr. Wagner presented on this item. Following discussion, upon a motion duly made by Director Skluzak, seconded by Director Hall, and upon vote, unanimously carried, the Board approved the sale of the District owned truck.

### IV. b) Adoption of District Road Rules and Regulations

Mr. Wagner presented the edits made following community input. Following discussion, upon a motion duly made by Director Hall, seconded by Director Skluzak, and upon vote, unanimously carried, the Board approved the District Road Rules and Regulations subject to the amendments as discussed.

### IV. c) District Road Encroachment Policy

Mr. Norris presented on the District Road Encroachment Policy. Following discussion, upon a motion duly made by Director Skluzak, seconded by Director Hall, and upon vote, unanimously carried, the Board approved the District Road Encroachment Policy within regulations.

### V. a) No Name Road

Following discussion, upon a motion duly made by Director Hall, seconded by Director Galinis, and upon vote, unanimously carried, the Board authorized CCG to move forward with the process of naming 'No Name' road.

### VI. Next Board Meeting

The next Board meeting has not yet been set.

VII. Public Comment

Jeannine R – Thanked everyone for the work on District items.

Paul Terranova – Noted that 2024 rates have been published and are available in various locations. It will be moving to usage-based meter readings. Noted that on 1-9-2024 there will be a county town hall meeting for short-term rentals.


VIII. Other Matters

None.

IX. Adjournment

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

Respectfully submitted,

  
Joe Bullock (Jun 26, 2024 11:06 MDT)

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Secretary





# PAEMD 1-2-2024 Minutes - Final

Final Audit Report

2024-06-26

Created:	2024-06-26
By:	Nik Renee (nik@ccgcolorado.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAErN1nTnijRmHF4Z-bbaAlqBacFFxnxHM

## "PAEMD 1-2-2024 Minutes - Final" History

-  Document created by Nik Renee (nik@ccgcolorado.com)  
2024-06-26 - 4:22:04 PM GMT
-  Document emailed to Joe Burnham (joseph5905@comcast.net) for signature  
2024-06-26 - 4:22:16 PM GMT
-  Email viewed by Joe Burnham (joseph5905@comcast.net)  
2024-06-26 - 5:20:42 PM GMT
-  Document e-signed by Joe Burnham (joseph5905@comcast.net)  
Signature Date: 2024-06-26 - 5:46:09 PM GMT - Time Source: server
-  Agreement completed.  
2024-06-26 - 5:46:09 PM GMT