

**MINUTES OF A SPECIAL MEETING OF
THE BOARDS OF DIRECTORS OF THE
PAN-ARK ESTATES METROPOLITAN DISTRICT
HELD NOVEMBER 22, 2022**

A special meeting of the Board of Directors (the “Board”) of the Pan-Ark Estates Metropolitan District (the “District”) was held on Tuesday, November 22, 2022 at 5:30 p.m. exclusively by means of Zoom webinar. The meeting was open to the public.

Attendance: In attendance were Board members:

Joseph Burnham
Shelley Hall
David Galinis
Dell Skluzak
Kevin Kirsner

Not in attendance:

None

Also in attendance were:

Nikolas Wagner – Centennial Consulting Group
Joe Norris – Cockrel, Ela, Greher, & Ruhland
Patrick Bilow – Leadville Herald Democrat
Thirteen (13) Homeowners

I. Call to Order/Declaration of Quorum

Mr. Wagner called the meeting to order at 5:31 p.m. 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 Skluzak, and upon vote, unanimously carried, the Board approved the October 18, 2022 meeting minutes.

IV. Unaudited Financial Statements

Mr. Wagner presented the Unaudited Financial Statements for the period ended October 31, 2022. The Board discussed the income and the expenses for over the winter regarding

snow removal. Mr. Norris addressed the potential for a loan if needed. Following discussion, upon a motion duly made by Director Galinis, seconded by Director Hall, and upon vote, unanimously carried, the Board approved the unaudited financial statements for the period ended October 31, 2022 as presented.

V. Public Hearing on 2023 Budget & Consideration of Resolution to Adopt 2023 Budget

Mr. Wagner presented the 2023 budget to the Board and present members of the public. Mr. Wagner and Mr. Norris answered questions regarding the District's assessed valuation, specific ownership taxes, and timing of assessments.

Director Hall opened the public hearing for the 2023 budget.

Joan Webber inquired to the snow removal estimated costs. Mr. Wagner provided that the 2023 budgeted amount for snow removal was only an estimate as the District does not have historical data for actual annual costs.

Terri Wallinger thanked management for the explanation on the budget and how it was made.

Director Hall closed the public hearing for the 2023 budget.

Following consideration, upon a motion duly made by Director Hall, seconded by Director Skluzak, and upon vote, unanimously carried, the Board approved the Resolution to Adopt the 2023 Budget, Appropriate Sums of Money, and the Setting of Mill Levies.

VII. Discuss and Consider Adoption of Resolution Calling May 2023 Election and Appointment of Designated Official

Mr. Wagner and Mr. Norris presented and answered questions regarding the self-nomination process and where to receive documents.

The Board discussed the adoption of the resolution calling May 2023 Election and the appointment of a designated official.

Following consideration, upon a motion duly made by Director Skluzak, seconded by Director Galinis, and upon vote, unanimously carried, the Board approved the resolution calling May 2023 Election and appointed Micki Mills as the designated election official.

VIII. Public Comment

Jennifer Kaufman asked a question regarding water permits. Jeff Johnson from Mt. Elbert Water Association (MEWA) supplied that they will not have certificates until new permits are passed through the water court which may be up to six months or longer and that they are asking for an additional 150 to 200 certificates.

Stephanie Wagner commented toward the Lake County building department and that there is an extreme amount of non-compliance within the District regarding building compliance. She asked if there would be an option to have an architectural review committee to approve homes before they are built. Mr. Wagner noted that the District does not have the power to affect these changes at this time.

XIII. Other Matters

The Board discussed vehicle maintenance regarding the cost and ability to repair the truck used for the District or to sell the truck.

XIV. Adjournment

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

Respectfully submitted,



Joseph Burnham (Feb 22, 2023 10:05 MST)

Secretary






PAEMD 11.22.22 Minutes

Final Audit Report

2023-02-22

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