

**MINUTES OF A SPECIAL MEETING OF
THE BOARDS OF DIRECTORS OF THE
PAN-ARK ESTATES METROPOLITAN DISTRICT
HELD JUNE 29, 2022**

A special meeting of the Boards of Directors (the “Boards”) of the Pan-Ark Estates Metropolitan District (the “District”) was held on Wednesday, June 29, 2022 at 5:00 p.m. exclusively by means of Zoom webinar. The meeting was open to the public.

Attendance: In attendance were Board members:

Dell Skluzak
Shelley Hall
Joseph Burnham
David Galinis

Not in attendance:

Kevin Kirsner

Also in attendance were:

Nikolas Wagner – Centennial Consulting Group
Joe Norris, Cockrel Ela Glesne Greher & Ruhland, P.C.
One (1) Homeowner: Jeannine Ravenscraft

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 21, 2022 meeting minutes.

IV. Public Comment

Jeannine Ravenscraft thanked the Board members for being on the board and appreciated the last email they sent out.

V. Plan for Selection of Grader Equipment and Operator

Joe Norris presented the Board with information regarding the option presented. For a short-term rental with three 28-day periods, the cost would be \$10,000 for each 28 days, equaling \$30,000 in total. The charge for delivery and removal is \$1,600. The preventative maintenance charge is \$415. The total amount currently due is \$12,615 to have the vehicle delivered. Joe Norris presented operations costs and hours planned for the grading. \$46,005 would be the approximate total amount for the grader rental. There would be a \$42,755 cost to the District after a contribution from MEWA. Joe Norris presented a question from Director Kirsner who was unable to attend this meeting. Director Kirsner has concerns regarding the fiduciary duty to the community and the decision should not be hasty. Director Kirsner wants all costs to be considered and would support a plan in the future for leasing or purchasing. Joe Norris expressed that the Board does owe a fiduciary duty in representing the District to the best of their ability and should not be making decisions to benefit themselves.

Following discussion over the lease agreement and costs, upon a motion duly made by Director Skluzak, seconded by Director Galinis, and upon vote, unanimously carried, the Board approved the lease agreement with Wagner Equipment for the grader.

Following consideration, Director Skluzak made a motion to hire Norm Schroeder as the operator at \$50 per hour with the caveat that operator must notify / request if they go over approved hours, and that they must notify the board liaison, also provide weekly reports to Mr. Wagner (District Manager) and not to exceed total of 240 hours while following the grading plan. Director Burnham seconded, and upon vote, unanimously carried, the Board approved the contract with Norm Schroeder.

VI. Other Matters

Mr. Wagner discussed scheduling a date to meet on site with the Directors.

VII. 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,

Secretary