

**MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS OF THE  
NORTHRIDGE ESTATES METROPOLITAN DISTRICT NOS. 1-3  
HELD AUGUST 2, 2023**

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A joint special meeting of the Boards of Directors (the “**Boards**”) of the Northridge Estates Metropolitan District Nos. 1-3 (the “**District**”) was held on Wednesday, August 2, 2023, at 5:00 p.m. held exclusively by means of Zoom webinar. The meeting was open to the public.

ATTENDANCE

District 1 -Directors in Attendance:

Donald Guerra  
Angela Garcia  
Leslie Brown  
Joshua Montoya

Districts 2 and 3 – Directors in Attendance:

Donald Guerra  
Robert Eck  
Leslie Brown  
Marvin Davis

Directors Absent:

None

Also in Attendance:

Alex Carlson, Andrea Weaver, and Kacee Sanders - Centennial Consulting Group, LLC  
David Greher, Cockrel Ella Glesne Greher & Ruhland, P.C.  
12 - Members of the community

Call to Order: Mr. Carlson called the meeting to order at 5:02 p.m.

Disclosures of Potential Conflicts of Interest: The Boards discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Boards of Directors and to the Secretary of State. Mr. Carlson noted that a quorum was present in District Nos. 1, 2, and 3 and requested members of the Boards 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 the statute. District Counsel noted that all Directors’ Disclosure Statements had been filed by the statutory deadline.

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Approval of Agenda: Following review, Director Guerra moved to approve the agenda as presented. Director Brown seconded, and the motion unanimously carried.

ADMINISTRATIVE  
MATTERS

Minutes: The Boards considered approval of the minutes from the June 30, 2023 Special Meeting. Director Guerra moved to approve the minutes. Director Brown seconded, and the motion was unanimously carried.

Consider Appointments to fill Board Vacancies: Director Guerra resigned from District No. 1. Director Montoya moved to appoint Kelsey Phillips and Sara Freisl to fill District No. 1 Board vacancies. Director Brown moved to appoint Kelsey Phillips and Sara Freisl subject to verifying qualifications. Director Montoya seconded, and the motion was unanimously carried.

Election of Officers: Director Montoya moved to elect officers for District No. 1 as follows: Kelsey Phillips as Assistant Secretary, Sara Friesl as Vice President, Joshua Montoya as President, and Leslie Brown as Treasurer. Director Brown seconded, and the motion was unanimously carried.

Ratify November 3, 2022 Minutes: Director Montoya moved to ratify the November 3, 2022 Special Meeting minutes. Director Brown seconded, and the motion was unanimously carried.

FINANCIAL  
MATTERS

Unaudited Financial Statements: Ms. Weaver presented the Unaudited Financial Statements for the period ending June 30, 2023. Director Brown moved to approve the Unaudited Financial Statements for the period ending June 30, 2023. Director Guerra seconded, and the motion was unanimously carried.

Ratification of Claims: Ms. Weaver presented the claims for the period of May 31, 2023 through June 30, 2023. Director Brown moved to ratify the claims for the period ending June 30, 2023. Director Eck seconded, and the motion was unanimously carried.

LEGAL MATTERS

Revocable License Agreement for Landscape Maintenance Services: Following review, Director Guerra moved to approve the Revocable License Agreement for Landscape Maintenance Services with Brightview Landscape Services. Director Eck seconded, and the motion was unanimously carried.

DISTRICT  
MATTERS

Consider Approval of Proposed Changes to District Rules and Regulations:  
The Boards discussed. No action was taken.

Appoint Volunteers to Architectural Control Committee (ACC):  
Director Montoya moved to appoint Joshua Montoya, Sara Friesl, Tiffany Stout, and Curtis McKay to the Architectural Control Committee. Director Brown seconded, and the motion was unanimously carried.

Consider Approval of Social Media Draft Policy:  
The Boards discussed. The item was tabled for a future meeting.

Discuss Regular Meeting Schedule:  
The Boards discussed. The item was tabled for a future meeting.

Discuss Pet Waste Stations:  
The Boards discussed. The item was tabled for a future meeting.

Discuss Communications in the Neighborhood:  
Director Montoya presented. No action was taken.

PUBLIC  
COMMENTS

None.

OTHER BUSINESS

None.

ADJOURNMENT

Director Brown moved to adjourn the meeting at 7:05 PM. Director Montoya seconded, and the motion was unanimously carried.

Respectfully submitted,

By *Alex Carlson*

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Secretary for the Meeting






# NEMD - 8.2.2023 Minutes - Final

Final Audit Report

2024-02-09

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