

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRAILMARK METROPOLITAN DISTRICT HELD SEPTEMBER 15, 2020

A regular meeting of the Board of Directors of the TrailMark Metropolitan District (referred to hereafter as “Board”) was convened by telephone conference call on Tuesday, September 15, 2020 at 6:30 p.m. The call-in information was listed in the meeting notice posted by the District and the public was able to attend the meeting via telephone conference call, if they so desired.

ATTENDANCE: The regular meeting of the Board of Directors of the TrailMark Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors were present:

Wayne Lupton
Rick Handley
Sandy Farish
Catherine LaClair
Ray Hallquist

Also present were:
Cathy Noon; Community Resource Services

CALL TO ORDER: Director Lupton called the meeting to order at 6:36 p.m. Introductions of the Board and community members were made.

ADMINISTRATIVE ITEMS: Agenda. Ms. Noon presented the Board with the proposed Agenda. Upon a motion by Director LaClair and a second by Director Farish, the Board voted unanimously, and the agenda was approved as amended to include VI A Update on Centennial Water and Sanitation Water Rights Case.

Minutes. The minutes of the July 21, 2020 Regular Board meeting were presented to the Board. Upon a motion by Director Handley and a second by Director Hallquist the Board voted unanimously to approve said minutes as presented.

PUBLIC COMMENT: There was none.

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FINANCIAL ITEMS: Review and Approve/Ratify Payment of Claims. After review, upon a motion by Director Hallquist and a second by Director Handley, the Board voted unanimously to ratify the June 2020 Claims and approve the current September 10, 2020 claims of \$3,923.65 (checks) and \$17.02 (electronic) as presented for a total of \$3940.67.

Review Cash Position. Ms. Noon reviewed the cash position August 31 2020. After review, upon a motion by Director Farish and a second by Director Handley, the Board accepted the cash position as presented.

Financial Statements. Ms. Noon reviewed the financial statements dated August 31, 2020. After review, upon a motion by Director Farish and a second by Director Handley the Board accepted the financial statements as presented.

BOARD MEMBER ITEMS

Update on Centennial Water and Sanitation Water Rights Case: The Board reviewed a memo from Wright Water Engineering that reviewed the history of the water rights, reservoirs and ponds in TrailMark. The information was done at the request of the water attorney hired by the District to ensure TrailMark's water interests are protected under a case in front of the water court brought by Centennial Water and Sanitation. The Board found the memo very informative and a good historical record of the area. No activity on the water case was presented at this time.

MAINTENANCE AND OPERATIONAL ITEMS

Pond Maintenance Report by Aquatics Associates: Tami Schneck, Aquatics Associates provided the following written report:

Pond Maintenance – Visits

Seven site visits were completed during the 7/21-9/9/20 time frame. All ponds were inspected for aquatic growth and treatment needs on 7/27, 7/28, 8/11, 8/19, 8/24, 9/2, and 9/3/20. Treatments were performed on four of these visits on 7/28, 8/11, 8/19 and 9/3/20. A few Russian olive shoots noted around the ponds were also cut and spot treated to prevent re-growth. Fairview Res #1 (FR #1) has had an ongoing phytoplankton bloom of varying levels since late June. This bloom was last treated on 7/28/20 and while subsequent treatments have been necessary to reduce the blooms and improve water clarity and quality, the lake's water level has been very low (3-3.5') since early August and the exposed muddy shoreline has made it nearly impossible to put a boat on the water for

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treatment purposes.

At Fairview Res #2, water levels have also been very low at 1.5' low on 7/28/20 and most recently 3' low on 9/2/20. Consequently, we have not been able to put a boat on FR #2 for treatments since late July. We have, however, been able to treat problematic algae mats on FR #2 from either the shoreline or using our small lightweight dingy. These methods of access may also soon be impossible if FR #2's water level drops any further, as the open water cannot be reached because of the soft mud shoreline. FR #2 was treated for algae mats on four occasions: 7/28, 8/11, 8/19, and 9/3/20. . The unwanted fish that are now present in FR #2 will be discretely eradicated this fall (i.e., green sunfish that were introduced in 2019 which have reproduced in 2020 and have now overpopulated the pond).

Pond G has also been very low since mid-July with water levels at 3' low to 5' low on 9/2/20. Pond G was treated for algae mats on 7/28 and 8/11/20, but has not been treated since then.

While treatments for phytoplankton and algae mats will undoubtedly be needed yet this fall until water temperatures begin to drop, the ability to perform algaecide applications will depend on accessibility to FR #1 and #2 given the presently low water levels and mud conditions. As usual, water temperatures have been in the mid-70 degrees through August with recent readings of 75-77 degrees on 9/2/20. The recent storm event (9/7-9/9/20) should help to cool water temperatures.

The annual peak season water sampling in FR #1 and #2 was performed on 8/24/20. All general water quality parameters measured in the field (oxygen, pH, alkalinity, total hardness) were within the normal ranges. Lab results for nutrient parameters are not yet available.

Budget Estimate for 2021

For now, I would plan for \$31,900 which is a 2-3% cost increase mainly to cover any product price increases next year.

Aside from their pond maintenance program, the only other budget item that may be needed would be to create "boat ramps" on Fr #1 and #2 for boat access during times when water levels are low. As mentioned, boat ramps can be created in the now exposed mud zone using rock material

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installed in strips 8-10' wide and extending from the normal water level and out into the water beyond the low water level. This work should be done while the pond/lake water levels are low, anytime now or over the winter whenever the budget is available and you can find a contractor to do the work (Scott Angel or another excavator or landscape contractor).

MANAGEMENT ITEMS

Presentation of 2021 Draft Budget: Ms. Noon reviewed the 2021 Draft Budget and Five-Year Long Range Projection spreadsheet with the Board. Revenues were discussed as impacts to property tax could be coming due to the Gallagher Amendment ballot question and assessment rate overall. Expenses were reviewed and adjusted as needed. The Board discussed various mill levy amounts and asked Ms. Noon run draft budgets with various mill levies and assessment rates as Jefferson County will not provide a preliminary assessed valuation until October. This additional information will aid in discussion at the Budget Hearing scheduled for Thursday, November 12, 2020 at 6:30 p.m. The meeting will be held online with Zoom and is in conjunction with the TrailMark HOA annual meeting to encourage greater public participation.

PUBLIC COMMENT

None

ADJOURNMENT:

There being no further business to come before the Board, upon motion duly made by Director Farish, seconded by Director Halliquist, and passed unanimously, the meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL
SEPTEMBER 15, 2020 MINUTES OF THE TRAILMARK
METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS
SIGNING BELOW:

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Wayne Lupton

Sandy Farish

Catherine LaClair

Rick Handley

Ray Hallquist

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