

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPEICAL MEETING OF THE BOARD OF DIRECTORS OF HORIZON METROPOLITAN DISTRICT NOS. 1, & 3-10

HELD  
February 11, 2025

The Special Meeting of the Board of Directors of Horizon Metropolitan District Nos. 1, and 3-10 was held via MS Teams and Teleconference on Tuesday, February 11, 2025, at 5:30 p.m.

### ATTENDANCE

#### Directors in Attendance:

David Crowder Jr., President & Chairperson  
David Andrews, Treasurer  
Jason Rutt, Secretary

#### Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.  
Kenny Parrish, Christy McCutchen, and Wendy McFarland; Pinnacle Consulting Group, Inc.  
Victoria Partridge; District No. 2 Board Member  
Peter Navik; Member of the Public

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Director Crowder, Jr. noted that a quorum was present, with three out of three Directors in attendance. The Special Meeting of the Board of Directors (collectively, the “Boards”) of the Horizon Metropolitan District Nos. 1, & 3-10 (collectively, the “District”) was called to order by Director Crowder, Jr. at 5:31 p.m.

Combined Meeting: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Board of Directors of Horizon Metropolitan District No. 1, with concurrence by the Boards of Directors of Horizon Metropolitan District Nos. 3, 4, 5, 6, 7, 8, 9, and 10.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Mr. Pogue noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s office and with the District’s Board. Mr. Pogue advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating

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the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Andrews, seconded by Director Rutt, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

Election of Officers: Mr. Parrish discussed the Election of Officers with the Board. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, it was

**RESOLVED** to elect the slate of officers as noted below:

David Crowder, Jr. – President & Chairperson  
David Andrews – Treasurer  
Jason Rutt – Secretary

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

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## CONSENT AGENDA

Mr. Parrish reviewed the items on the consent agenda with the Boards. Ms. Parrish advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Crowder, Jr., Seconded by Director Andrews, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – November 21, 2024, Annual Community Meeting, December 19, 2024, Special Meeting.
  - B. Payment of Claims.
  - C. Contract Modifications.
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## DISTRICT MANAGER ITEMS

District Managers Report: Mr. Parrish presented the District Manager's Report and O&M Update to the Boards.

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Community Management Update: Ms. McCutchen presented the Community Management Update to the Boards.

ARC Reviews & Costs for 2024: Ms. McCutchen provided an update regarding ARC reviews and collections for 2024. Ms. McCutchen recommended collecting ARC review fees at the time of closing for new homeowners. Director Rutt concurred with Ms. McCutchen's recommendation. Director Crowder asked if this is standard operating procedure for other Metropolitan Districts and Ms. McCutchen responded in the affirmative. Mr. Navik recommended the implementation of a welcome package for new residents and Ms. McCutchen responded noting a welcome letter is distributed to new residents at the time of closing. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon vote, unanimously carried, it was

**RESOLVED** to approve the collection of ARC Review Fees at the time of closing for new homeowners.

Property Transfer Review Fee for 2024: Ms. McCutchen discussed the Property Transfer Review Fees for 2024 with the Boards and recommended keeping the existing fee.

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## FINANCIAL ITEMS

Financial Statements: Ms. McFarland reviewed the unaudited Financial Statements for the period ending December 31, 2024, with the Boards and answered questions. The Boards reviewed the Financial Statements in detail.

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## LEGAL ITEMS

Public Hearing on Petition to Include Real Property Owned by DR Horton to Horizon Metropolitan District No. 4: Director Crowder opened the public hearing on the Petition to Include Real Property Owned by DR Horton to Horizon Metropolitan District No. 4. Ms. Pogue noted that the notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There was no public comment, and the hearings were closed. Following review and discussion, upon a motion duly made by Director Andrews, seconded by Director Rutt, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolution concerning the Petition to Include Real Property Owned by DR Horton to Horizon Metropolitan District No. 4, as presented.

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2025 Election Update: Mr. Pogue provided a brief update on the 2025 Election and discussed the submission deadlines for Self-Nomination forms.

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DIRECTOR  
COMMENT

There were no Director Comments received.

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ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 6:24 p.m.

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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

*Andrew Kunkel*

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Andrew Kunkel, Recording Secretary for the Meeting