



**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
GARDENS AT NORTH CAREFREE METROPOLITAN DISTRICT  
HELD NOVEMBER 1, 2023  
AT 9:00 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Gardens at North Carefree Metropolitan District was held on Wednesday, November 1, 2023 at 9:00 a.m., at 1373 Struthers Rd., Colorado Springs, CO 80921, and virtually: <https://video.cloudoffice.avaya.com/join/648989186>.

**Attendance**

In attendance were Directors:

Ronald Covington, President  
Grace Covington, Secretary  
Laureen Deveau, Treasurer  
Heath Herber, Assistant Secretary

Also in attendance were:

Pete Susemihl, Susemihl, McDermott, & Downie, P.C.  
Heather Smith, WSDM District Managers

1. Call to Order/Declaration of Quorum: Ms. Smith called the meeting to order at 9:00 a.m. and confirmed a quorum was present.
2. Conflict of Interest Disclosures: All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl.
3. Approval of Agenda: Director Deveau moved to approve the Agenda as written; seconded by Director Herber. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Consent Agenda: After review, Director Herber moved to approve the Consent Agenda as presented; seconded by Director Covington. Motion passed unanimously.
  - a. Approve Meeting Minutes from June 7, 2023
  - b. Payment of Claims from June 7, 2023 through December 6, 2023
  - c. Unaudited Financial Statements as of October 31, 2023
6. Legal Matters
  - a. Review and Consider Approval for Acceptance of Public Improvements: Mr. Susemihl explained that the public improvements are ready for acceptance by the District. The Board discussed the repairs made to the temporary irrigation system and the status of declined plant replacements. Director Covington explained that all declined plants have been replaced, all plant material has a 1-year warranty, and Covington Homes will remove the temporary irrigation when the time

comes. Director Covington moved to approve the acceptance of the public improvements; seconded by Director Herber. Motion passed unanimously.

7. Insurance Matters

- a. Review and Consider Approval for Annual SDA Membership: Ms. Smith requested approval to engage an annual membership to the Special District Association (SDA) on behalf of the District and to engage insurance through the Colorado Special District (CSD) pool following the membership. Director Covington moved to approve engagement of an SDA membership and authorize the binding of insurance through the CSD Pool; seconded by Director Deveau. Motion passed unanimously.

8. Financial Matters

- a. Review and Consider Authorization to Issue Private Bond to Covington Properties, LLC: Mr. Susemihl presented a Resolution approving the issuance of a bond by the District. After review, President Covington moved to approve the Resolution as presented, subject to final determination of the interest rate; seconded by Director Herber. Motion passed unanimously.
- b. Conduct a Public Hearing on the 2024 Budget and Consider Adoption of Resolution Adopting the 2023 Budget Amendment, Adopting the 2024 Budget, Appropriating Funds, and Certifying Mill Levies: The Board conducted the public hearing on the 2024 Budget. After no public comment, the public hearing was closed. After review, President Covington moved to adopt the 2024 Budget Resolution as presented subject to the outcome of Proposition HH; seconded by Director Covington. Motion passed unanimously.

9. New Business

- a. Review and Consider Approval of Timberline Snow Removal Proposal and establish Scope of Services: After review, President Covington moved to approve the snow removal proposal from Timberline; seconded by Director Covington. Motion passed unanimously.
- b. Review and Consider Approval for Split Rail Fence Company's Proposal for Fence Repairs: The Board discussed the damage, which was caused by hail. After review, President Covington moved to approve the Split Rail Fence Company's proposal for fence repairs; seconded by Director Deveau. Motion passed unanimously.

10. Adjournment – Next Board Meeting December 6, 2023 at 9:00 a.m.: The Board unanimously adjourned the meeting at 9:30 a.m.

Respectfully Submitted,

*Grace Covington*  
Grace Covington (Mar 6, 2024 11:00 MST)

Secretary

Approved,

*Ronald J. Covington*  
Ronald J. Covington (Mar 6, 2024 11:00 MST)

President










# G@NCMD 2023.11.01 Minutes - approved

Final Audit Report

2024-03-06

Created:	2024-03-06
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJUyflLaa3Pg46a4Q3g7o78ELvPYikuwZ

## "G@NCMD 2023.11.01 Minutes - approved" History

-  Document created by Heather Smith (heather.s@wsdistricts.co)  
2024-03-06 - 5:37:11 PM GMT
-  Document emailed to Ron Covington (rcovington@covingtonhomesco.com) for signature  
2024-03-06 - 5:37:15 PM GMT
-  Document emailed to Grace Covington (grace@covingtonhomesco.com) for signature  
2024-03-06 - 5:37:15 PM GMT
-  Email viewed by Grace Covington (grace@covingtonhomesco.com)  
2024-03-06 - 5:59:53 PM GMT
-  Document e-signed by Grace Covington (grace@covingtonhomesco.com)  
Signature Date: 2024-03-06 - 6:00:08 PM GMT - Time Source: server
-  Email viewed by Ron Covington (rcovington@covingtonhomesco.com)  
2024-03-06 - 6:00:16 PM GMT
-  Signer Ron Covington (rcovington@covingtonhomesco.com) entered name at signing as Ronald J. Covington  
2024-03-06 - 6:00:41 PM GMT
-  Document e-signed by Ronald J. Covington (rcovington@covingtonhomesco.com)  
Signature Date: 2024-03-06 - 6:00:43 PM GMT - Time Source: server
-  Agreement completed.  
2024-03-06 - 6:00:43 PM GMT