



**MINUTES OF THE REGULAR BOARD MEETING OF THE
GARDENS AT NORTH CAREFREE METROPOLITAN DISTRICT
HELD JUNE 26, 2025, AT 1:00 PM**

Pursuant to §32-1-903(6), C.R.S., the special meeting of the Gardens at North Carefree Metropolitan District was held on Tuesday, June 26, 2025, at 1:00 p.m., at 13737 Struthers Rd. Suite 200, Colorado Springs, CO 80921, and via video teleconference.

In attendance were Directors:

Ronald Covington, President
Grace Covington, Secretary
Laureen Deveau, Treasurer
Tara Dudley, Assistant Secretary
Chris Mikolajczyk, Assistant Director

Also in attendance were:

Rebecca Harris, WSDM District Managers
Danielle Daigle-Chavez, WSDM District Managers
Jak Pattamasaevi, Gardner Law
Bob Gardner, Gardner Law

1. Call to Order: The meeting was called to order at 1:11 p.m. by Ms. Daigle-Chavez.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: Ms. Daigle-Chavez indicated that a quorum of the Board was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Ms. Daigle-Chavez informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Daigle-Chavez reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Daigle-Chavez inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.
3. Approval of Agenda: Director Covington moved to approve the Agenda as written; seconded by Director Dudley. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Secretary's Report:

- a. Approval of April 15th Regular Meeting Minutes. Director Covington moved to approve the April 15th Minutes as presented, seconded by Director Dudley. Motion passed unanimously.

6. Financial Matters:

- a. Approval of Unaudited Financial Reports through May 31, 2025. Director Covington moved to approve the Unaudited Financial Reports, seconded by President Covington. Motion passed unanimously.
- b. Ratification and Approval of Payables through April 15, 2025. Director Covington motioned to approve Payables through May 20, 2025 as presented, seconded by Director Dudley. Motion passed unanimously.

7. District Manager Report:

- a. Landscaping Update-LMI. Daigle-Chavez provided the update regarding the landscape work done by LMI. The native seed has been flourishing with the recent rains, and the non-native areas are also well established and weeded.
- b. Service Plan Amendment Discussion. Mr. Pattamasaevi updated the Board that a Service Plan Amendment will be required to increase the O&M Mils from Debt Service. The Board gave direction for Legal Counsel to proceed with Amendment efforts. Further discussion was tabled as Mr. Pattamasaevi will gather more data regarding the potential Amendment to the Service Plan.

8. Legal Matters:

- a. Conveyance of Tracts to Metro District Discussion. Mr. Pattamasaevi updated the Board regarding the status of conveyance of tracts to the Metro. Mr. Pattamasaevi will research which parcels are the Director's Parcels. Ms. Harris will speak to Mr. Herber to determine if he will process the conveyance or if the District's legal counsel will do so.

9. General Business:

10. Adjournment: Director Dudley motioned to adjourn the meeting at 2:08 pm, seconded by Director Covington. Motion passed unanimously.

Submitted

Accepted