



**MINUTES OF THE SPECIAL BOARD MEETING OF THE  
GARDENS AT NORTH CAREFREE METROPOLITAN DISTRICT  
HELD APRIL 15, 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, April 15, 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

Also in attendance were:

Heather Smith, WSDM District Managers  
Danielle Daigle-Chavez, WSDM District Managers  
Chris Mikolajczyk, Member of the Public

1. Call to Order: The meeting was called to order at 1:00 p.m. by Ms. Smith.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: Ms. Smith indicated that a quorum of the Boards 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. Smith informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Smith reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Smith inquired into whether members of the Boards 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 President Covington. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Secretary's Report:
  - a. Approval of November 6, 2024 Annual Townhall Meeting Minutes. President Covington moved to approve the November 6, 2024 Minutes as presented, seconded by Director Deveau. Motion passed unanimously.

- b. Approval of November 13, 2024 Board Meeting Minutes. President Covington moved to approve the November 13, 2024 Minutes as presented, seconded by Director Covington. Motion passed unanimously.
- c. Approval of December 19, 2024 Board Meeting Minutes. Director Covington motioned to approve the December 19, 2024 Minutes as presented, seconded by President Covington. Motion passed unanimously.

6. Financial Matters:

- a. Approval of Unaudited Financial Reports through March 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 ratify and approve Payables through April 15, 2025 as presented, seconded by President Covington. Motion passed unanimously.
- c. Ratification and Approval of Resolution Regarding Exemption from Audit -- 2024. Director Covington motioned to Ratify and Approve Resolution Regarding Exemption from Audit as presented, seconded by Director Deveau. Motion passed unanimously.

7. District Manager Report: Ms. Smith provided the update that a landscape walk is planned for later in the week to identify areas in need of addressing. The contract for Timberline has been terminated, and a new contract for LMI has been initiated.

8. Legal Matters:


- a. Approval of Resolution Canceling May 2025 Election and Certifying Election Results. After discussion, Director Covington motioned to approve the Resolution Canceling the May 2025 Election as presented, seconded by President Covington. Motion passed unanimously.
- b. Approval of Resolution Regarding Posting Location. Director Covington motioned to approve the intersection of Akers and Fallow as the annual Posting Location as presented, seconded by President Covington. Motion passed unanimously.
- c. Consideration of Special District Counsel Engagement. After discussion, Director Covington motioned to engage Gardner Law for future legal services as presented, seconded by Director Covington. Motion passed unanimously.

9. General Business:

- a. Approval of Landscape Contract – LMI. Director Covington motioned to Ratify the decision to move forward with the contract for Landscaping Services from LMI, seconded by President Covington. Motion passed unanimously.
- b. Next Regularly Scheduled Meeting: Next regularly scheduled meeting will take place at 1:00 pm on June 26<sup>th</sup> 2025.

10. Adjournment: The meeting was adjourned at 1:31 p.m.

Submitted

  
Grace Covington (Jun 28, 2025 07:19 MDT)

Accepted