

**REGULAR BOARD MEETING MINUTES
OF THE BOARD OF DIRECTORS OF THE
GARDENS AT NORTH CAREFREE METROPOLITAN DISTRICT
HELD JULY 22, 2025
AT 1:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Gardens at North Carefree Metropolitan District was held on Tuesday, July 22, 2025, at 1:00 p.m. in person at 13737 Struthers Rd, Suite 200, Colorado Springs, CO 80921
and remotely
via tele/videoconference

<https://video.cloudoffice.avaya.com/join/315892667>,
or dial +1 (213) 463-4500, Access Code / Meeting ID: 315892667.

Attendance:

In attendance were Directors:

Ron Covington,	President
Grace Covington,	Secretary
Laureen Deveau,	Treasurer

Directors Absent

Tara Dudley,	Director (excused)
Chris Mikolajczyk,	Director (excused)

Also in attendance were:

Rebecca Harris,	WSDM Managers
Jak Pattamasaevi,	WSDM Managers

1. Call to Order: The meeting was called to order at 1:04 pm by Ms. Harris
2. Declaration of quorum/Director Qualifications/Disclosure Matters: Ms. Harris 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. Harris informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris 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: After review, President Covington motioned to approve the agenda as presented. Seconded by Director Covington. Passed unanimously.
4. Public Comment: No members of the public were present. No Public Comment.

5. Secretary's Report:

- a. Approval of June 26, 2025 Special Meeting Minutes. After review, Director Covington motioned to approve the June 26, 2025, Meeting minutes as presented. Seconded by Director Deveau. Motion passed unanimously.

6. Financial Matters:

- a. Approval of Unaudited Financial Reports through June 30, 2025. Discussion was had regarding reclassing repair and maintenance items as well as landscaping and irrigation items on the financial statements in the future. After review, President Covington motioned to approve the financial statements as amended for corrected reclassing. Seconded by Director Deveau. Motion passed unanimously.
- b. Approval of Payables through July 22nd, 2025. After discussion, Director Covington motioned to approve the Payables as presented, seconded by President Covington. Motion passed unanimously.

7. District Manager Report:

- a. Service Plan Amendment Discussion. Mr. Pattamasaevi provided the update. Discussion was had regarding the two resident Board Members meeting with the Board of County Commissioners to communicate that the District residents are in favor of the amendment to increase mill levies to eliminate the quarterly maintenance billing.

8. Legal Matters:

- a. Conveyance of Tracts to Metro District Discussion. Ms. Harris provided the update regarding coordinating with all involved parties to complete the conveyance of tracts to the District.

9. General Business:

- a. Next Regular Meeting Schedule: Next Regular and Annual Town Hall Meeting will be November 11th at 1pm.

10. Adjournment. President Covington motioned to adjourn the meeting at 1:31 pm, seconded by Director Covington. Motion passed unanimously.

Danielle Daigle-Chavez
Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 22, 2025, REGULAR MEETING
MINUTES OF THE GARDENS AT NORTH CAREFREE METROPOLITAN DISTRICT.



Grace Covington (Nov 13, 2025 21:07:38 MST)

Approved by: Secretary of the Board