

MINUTES OF MEETING
REUNION WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reunion West Community Development District was held on Thursday, May 14, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

John Chiste	Chairman
Mark Greenstein	Vice Chairman
Debbie Musser	Assistant Secretary
Michael Mancke	Assistant Secretary
David Burman	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Engineer
Tricia Adams	GMS
Don Harding	RECDD Board Member

Due to a technical issue with the recording, a portion of these minutes have been summarized.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 12:30 p.m. and called the roll. Five board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no public comment, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 12, 2020 Meeting

Mr. Flint: Did the Board have any comments or corrections on the January 9, 2020 minutes? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Minutes of the March 25, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Discussion of Traffic Regulation
Concerns – Added**

The Board discussed traffic regulations concerns in the community.

FIFTH ORDER OF BUSINESS

**Consideration of Draft Parking Policies
and Map**

**The recording commenced at this point in the meeting.*

Mr. Greenstein: Is there still a question as to ownership of the roads within Bear's Den?

Mr. Flint: No, they are private and it is gated.

Mr. Greenstein: The areas of concern are outside of Bear's Den. The problem areas are Desert Mountain, Castle Pines, Heritage Preserve in the back. For public safety, those are main roads that lead in and out of the community. There needs to be parking on only one side of the street. We're not going to implement anything that is over burdensome or unnecessary. That's why we drew the maps and Alan was careful to coordinate with the people on the East side in the developments to make sure that it made sense. We generally allow people to park on the right side as they come in. You don't want them to have to u-turn to park. It has worked out. On the East side, the interior of Homestead was not a particular problem area. However, we need to be uniform because we do have issues. If we can get people to park not side by side and block the emergency vehicles, we wouldn't be spending a penny on this or discussing it.

Mr. Flint: One option would be to come back at the next meeting with a map with the recommended roads and policy and the Board can say yes or no to the roads. You could add or delete roads too. I think we need to start with the assumption that we are not including Bear's Den and we could exclude the neighborhoods outside of the Sinclair Road gate. If you were okay with the proposed policy, we would have to set a public hearing or rule hearing. That would require a thirty day notice. You're not deciding anything today other than bringing something back if you are amenable to that.

Mr. Chiste: I'm amenable to that.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2020-02
Approving the Proposed Fiscal Year 2021
Budget and Setting a Public Hearing**

Mr. Flint: The district is required by June 15th each year to approve a proposed budget. It is not a binding budget. You also have to establish the date of the public hearing for the budget's final consideration. That will be when you actually adopt the budget for next year. We are recommending August 13th at 12:30 p.m. for the public hearing. Attached as Exhibit A is the proposed budget. It contemplates the previous assessment amounts would remain the same. There would be no increase in the per unit assessments. Again, this is not binding on the Board. Are there any comments or questions on the budget?

Mr. Chiste: George, we have a couple meetings where we can still discuss this in person assuming we get back to normal.

Mr. Flint: Right. You have June and July to do that. You can also make changes at the August meeting if that's necessary.

Mr. Greenstein: There are some technical things and some issues concerning the split between East and West, but we can deal with that over the coming months.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, Resolution 2020-02 Approving the Proposed Fiscal Year Budget and Setting a Public Hearing for August 13th at 12:30 p.m., was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Revised Engagement Letter from Grau & Associates to Provide Auditing Services for the Fiscal Year 2019

Mr. Flint: As a government entity, the District is required to have an annual independent audit. You bid those services out and selected Grau & Associates. This has already been executed by me in order to get the audit started, as there is a June 15th deadline to get it complete. I am asking the Board to ratify that action.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Revised Engagement Letter from Grau & Associates to Provide Auditing Services for the Fiscal Year 2019, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Request for Transfer of Environmental Resource Permit

Mr. Flint: I'd like to have these ratified by the Board. These deal with the portion of Bear's Den and Phase 3. The improvements that the District issued bonds to construct have been

completed. This has been inspected by our District Engineer and Alan Scheerer and everything is in order. This is just transferring the maintenance and operation responsibility to the CDD.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Request for Transfer of Environmental Resource Permit, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter: We do not have anything else to report. Parking is the biggest issue that we would be involved in at this point.

B. Engineer

Mr. Flint: Steve, do you have an update on the striping? It has been done on the Sinclair Road entrance.

Mr. Boyd: The permit we submitted to the County included the striping and the parking. Once it was determined that we were able to do Tradition with just striping, that work proceeded. Alan completed that work with Fausnight Striping. I've been out to look at it and it is acceptable. We removed that work from the permit that we had submitted to the county, since the County wasn't going to require that particular work to be permitted. We've resubmitted the permit with just the parking at the mail kiosk and no longer includes any improvements on Tradition. We had to add a landscaping plan to that to address county comments. That is back to the County now. I'm going to go back to the bidders who gave us pricing on that, and get them to update the bids now that we have an actual landscape plan. I will bring that back to you. The numbers we had previously for the mail kiosk parking, were about \$60,000 from SEC and just under \$30,000 from Palmer and about \$51,000 from Meyer. That did not include landscaping, so I will get those bids updated. By the time the permit comes in, I should have bids in front of you that include landscaping.

C. District Manager's Report

i. Action Items List

Mr. Flint: We've talked about the items on the action items list.

ii. Approval of Check Register

Mr. Flint: We have the approval of the check register from March 1st through April 30th, for the General Fund and the Replacement and Maintenance Fund. That total is \$368,399. Were there any questions on the check register?

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Check Register for \$368,399, was approved.

iii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through the end of March. If there are any questions, we can discuss those. No action is required.

iv. Status of Direct Bill Assessments

Mr. Flint: We have the Direct bill status. The Direct bill is up to date through March. So, the next payment is in June.

v. Presentation of Number of Registered Voters – 321

Mr. Flint: There are now 321 registered voters in the District. The first two seats on the Board transition to general election in 2022. You have to be established six years and have 250 registered voters to transition the first election.

vi. Designation of November 12, 2020 as Landowners' Meeting Date

Mr. Flint: You continue to operate under Landowner elections now, so the Board will need to designate that date. We are suggesting November 12, 2020. That is a regularly scheduled meeting day.

On MOTION by Mr. Greenstein, seconded by Mr. Burman, with all in favor, Designating November 12, 2020 as the Landowners' Meeting Date, was approved.

vii. Presentation of Arbitrage Rebate Calculation Reports

Mr. Flint: The report shows a negative rebate requirement which means there are no arbitrage issues.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Arbitrage Rebate Calculation Reports, were approved.

TENTH ORDER OF BUSINESS

Other Business

Nothing to discuss. Moved to the next item.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Nothing to discuss. Moved to the next item.

TWELTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting date is the second Thursday in June, which is June 11th at 12:30 p.m.

THIRTEENTH ORDER OF BUSINESS


Adjournment

There being no further business, Mr. Flint called for a motion to adjourn.

On MOTION by Mr. Greenstein seconded by Mr. Chiste, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman