

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, August 13, 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
John Cruz	CWS Security
Victor Vargas	CWS Security
Rob Stultz	Yellowstone Landscape
Tricia Adams	GMS

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. The meeting was held via Zoom teleconference as a webinar.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We do have some members of the public on the call, if there are any members of the public that would like to provide comment to the Board this is an opportunity for comments on any agenda items or anything not on the agenda that you think should be brought to the Board's attention. I ask that if you want to make comments, that you state your name and address and try to limit the comments to 3 minutes. I do not hear or see any, so we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 9, 2020 Meeting

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

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Minutes of the July 9, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Rule Hearing

i. Consideration of Resolution 2020-04 Adopting Chapter V of the Rules of Procedure: Parking and Towing Rules

Mr. Flint: This is a public hearing on the topic related to parking and towing, and then we have the hearing associated with the budget adoption and assessments. We will go ahead and open the public hearing to consider the Resolution 2020-04. The Board previously reviewed a set of proposed rules and authorized staff to advertise the public hearing for today. There were two notices placed 29 and 28 days in advance of the hearing today. The Board is considering adoption of the rule. This is a public hearing, so I will ask if there are any members of the public that would like to provide comment before the Board considers the resolution. On zoom you can raise your hand if you are on phone star 9, if you press that, that shows us you want to speak. Hearing no comments, we will bring it back to the Board. Tricia do you want to present the rule, or Alan? This rule is consistent with what was adopted in Reunion East, and maps are attached showing the areas that are subject to the rule.

Ms. Adams: This is an item that the Board has been discussing for several meetings. The roads were evaluated by Alan for no parking zones that were consistent with the flow of traffic and subsequently Mr. Boyd prepared some maps that were clear and could be included in your agenda package. Today's adoption of the rule would implement no parking zones on certain sides of the street in Reunion West. Following the adoption of the parking and towing policy, the District would need to enter into an Enforcement Agreement with the Resort Security team as well as a Towing Agreement. Staff is suggesting Bolton Towing who has a Towing Agreement in place in Reunion East. Then there would be some expense in relation to installation of the no parking signs. The cost of the no parking signs has been contemplated as part of your FY2021 budget and staff is ready to answer questions that you might have regarding the process for implementing the rules for no parking zones.

Mr. Chiste: So, if I look at the first schematic in the appendix, George this does not include the 790 homes across I4 that would be in Reunion West, right?

Mr. Flint: Nothing outside of the Sinclair Road including the Bear's Den because that road is private. It doesn't include anything under the Encore Club or the Bear's Den.

Mr. Chiste: It does or does not include Bear's Den?

Mr. Flint: It does not, because that road is private.

Mr. Chiste: Got it. Those are my only questions.

Mr. Flint: Are there any other questions or discussions from the other Board members?

Mr. Greenstein: Just for the record I would like to state that we looked at each and every street within the areas of coverage, which are on the West side, which as you said George, does not include Bear's Den or other Encore holdings like Reunion West Encore on the other side of 429. I think a lot of the discussion on this item took place for a lot of West residents when we conducted the hearing on the East side. So, I think that's why we don't particularly have a lot of involvement or participation in today's meeting. From an Administrative standpoint I think we're good. Do you agree Alan?

Mr. Scheerer: I agree sir.

Mr. Greenstein: Okay, then I'm going to make a motion to approve.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Resolution 2020-04 Adopting Chapter V of the Rules and Procedure: Parking and Towing Rules, was approved.

I will close the public hearing on Resolution 2020-04 at this time. We will move to the next item.

B. Budget and Assessments Hearing

i. Consideration of Resolution 2020-05 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint: We will move on to the public hearing to consider adoption of the Fiscal Year 2021 Budget. The Board approved a proposed budget in the spring and you revised the budget in June. The public hearing has been set for today. We do have a few members of the public here and we will ask if there are any comment from any members of the public prior to the Board discussing and considering the adoption. I see no one raising their hand indicating they would like to be heard, so we will bring it back to the Board.

This resolution adopts the General Fund and the Debt Service fund budgets for FY21. It contemplates the per unit assessment amount staying the same. Those are reflected on page 3; it includes a revised share costs allocation factor for the shared costs. Last year, or the current year it was 56% for East and 44% West. This year it is 52% East and 48% West. As the Development progresses in West their share of the cost has also increased. Allocation every year is based on the number of platted units per the inner local agreement between the CDDs and so your allocations is in this budget. Are there any questions on the resolution or the budget? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Burman, with all in favor, Resolution 2020-05 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved.

Mr. Flint: I will close the public hearing on Resolution 2020-05 at this time.

Mr. Chiste: So those no parking signs costs about \$315 bucks a piece?

Mr. Scheerer: Yes, they are \$320 each because the Board chose to go with the straight black pole they are not decorative like the rest of the signs in here. And that was the same price we received when we adopted the no parking resolution on the East side originally. So it's the same company, same signs, same signpost to give it a consistent look.

Mr. Flint: And the decorative pole would probably be \$900.

Mr. Scheerer: Every bit of it.

Mr. Chiste: That just seems like a lot of signs.

Mr. Greenstein: And they are spread out a pretty good distance.

Mr. Scheerer: 150 feet apart.

Mr. Greenstein: I just want to mention one thing. We have signs that need to be upgraded and I talked about this before. We have signs around Bear's Den at the corner of White Marsh and Tradition Boulevard where they are not the traditional Reunion signs. They are called construction grade, corrugated hole punch posts. There are just a handful. There's not very many at all, but we want the look to be consistent. I know those poles seem expensive. The street poles, the ones at the corner the signpost poles, they are really expensive. But we only have a handful that need to be modified. Hopefully we can take care of that Alan.

Mr. Scheerer: Yes, we can do that. Just a note that this price per pole includes installation and everything as well. So there is some labor involved with these poles it's just not the price for the pole, and it includes the signage.

Mr. Chiste: Thank you.

Mr. Scheerer: Yes sir.

ii. Consideration of Resolution 2020-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next part of the public hearing is the assessment. We'll ask if there are any members of the public that want to speak on the Resolution 2020-06. This Resolution takes the budget that was just approved and the Assessment Roll and authorizes staff to certify those assessments to the County for collection and the direct bills. Is there public comment on that? Hearing none, is there any comment from the Board?

On MOTION by Mr. Greenstein, seconded by Ms. Musser, with all in favor, the Resolution 2020-06 Imposing Special Assessment and Certifying an Assessment Roll, was approved.

Mr. Flint: I will close the public hearing on Resolution 2020-06 at this time.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We have nothing new to report to the Board today. Reunion West has been well behaved.

B. Engineer

Mr. Flint: Engineer's Report? We had a proposal for the mail kiosk, is that correct?

Mr. Boyd: Correct. We have an updated bid, and this is our lowest and most responsive bid to date. This is from All Terrain Tractor for \$40,194.50, it is all-inclusive including the landscaping removal and replacement. They put it on my form so it doesn't say All Terrain on here but this is their bid, I will have them submit a formal contract or bid to be signed, but this is their number that they submitted to me. Based on our work to date with other bidders, and then one other bidder that I thought was a low bidder but became non-responsive, I recommend you approve this bid. We were supposed to have County approval yesterday, although I have not been able to confirm with the county that happened yet, I'm actively trying to do that. So, we are in position to have approved plans and an approved bid if you authorize this today.

Mr. Greenstein: Steve, I took a quick look at the bid yesterday, but can you just make a quick summary statement over what this contractor is going to do for us relative to this project?

Mr. Boyd: Sure. If you are looking at the mail kiosk, on the right-hand side of the mail kiosk, they will be removing the existing landscaping, installing 5 parking spaces we are putting in with a sidewalk behind them. The sidewalk will connect to the existing sidewalk on the street, and then it will wrap around and tie into the mail kiosk. So, you are able to walk from your car onto the sidewalk from the back of the mail kiosk, which there is no sidewalk there today. There will also be a handicap parking stall with a ramp closest to the mail kiosk. Then it includes basically code minimum landscaping to come in and replace what was taken out and that will be immediately behind the new sidewalk.

Mr. Greenstein: Just to be clear on that last piece, there will be an additional cost to this project for that?

Mr. Boyd: No. It's all inclusive.

Mr. Greenstein: It's all inclusive?

Mr. Boyd: Correct.

Mr. Greenstein: I'm good with it.

On MOTION by Mr. Chiste, seconded by Mr. Greenstein, with all in favor, the Proposal from All Terrain Tractor, was approved.
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Mr. Flint: District Counsel will assist preparing a contract for that?

Ms. Carpenter: Yes we will.

Mr. Flint: One item that is not on the agenda, but I've had some discussions with Encore regarding some cleanup of ownership of some of the Encore Club areas where, for example, there is a section of roadway that is still on the Developer's to be conveyed to the CDD. I think there is a pond, that might have been platted to the HOA. So, there is some cleanup that needs to take place and Jan, I don't know if the Board can delegate authority to the Chair to take action on those or how we can handle that.

Ms. Carpenter: To keep things moving if the Board is okay with it, you could delegate authority to the Chairman to approve and sign with ratification of the next month since it seems like the concept is approved. That's up to the Board and your comfort level and whether it's time to rush it or whether you can wait until the next meeting.

Mr. Flint: I think they are working on turning over their HOA, so now this is an issue that they are in a position to want to do.

Mr. Carpenter: It seems like it makes sense to delegate authority to the Chairman.

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, Delegation of Authority to the Chair for Cleanup of Encore ownership, was approved.

C. District Manager's Report

i. Action Items List

Mr. Flint: The only action item on the list was the mail kiosk, and it has already been addressed.

ii. Approval of Check Register

Mr. Flint: We have the approval of the check register for the month of July for the total of \$344,992. Are there any questions on the check register? Hearing none,

On MOTION by Mr. Greenstein, seconded by Mr. Chiste, with all in favor, the Check Register totaling \$344,992, was approved.

iii. Balance Sheet and Income Statement

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

iv. Status of Direct Bill Assessments

Mr. Flint: You have the Direct bill summary and everyone is paid and up to date.

v. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: Each year you have to adopt a meeting schedule so we've prepared a suggested schedule for you to continue to meet on the second Thursday at 12:30 p.m. If the Board is okay with that I would ask for approval, if not we could modify it.

On MOTION by Mr. Chiste, seconded by Ms. Greenstein, with all in favor, the Fiscal Year 2021 Meeting Schedule for the second Thursday of the month at 12:30 p.m., was approved.

vi. Presentation of Arbitrage Rebate Calculation Reports

Mr. Flint: You also have the Arbitrage Rebate Calculation Reports for the Series 2015, 2016, and 2017. They all have a negative rebate requirement and there are no arbitrage issues.

Mr. Carpenter: Does everyone know what that means?

Mr. Flint: The simple explanation is we are not earning more interest than we are paying.

Ms. Carpenter: Yes, it's a tax requirement that the government can't issue bonds at a low interest rate and then take the money and invest it at a higher interest rate. So, if for some reason that happened any differential money earned by the District of a government has to go back to the IRS. That's called the arbitrage, that difference. So, we are required by the bond documents to do that calculation every certain time period, usually annually.

Mr. Manke: Unless we take some serious risk in our investments in today's economy.

Ms. Carpenter: Yes, it's kind of a waste of money doing it these days, but back in the day when there was actually interest it happened. That's just an explanation because we all get so used to saying these words and it makes no sense to most people. Thanks for listening.

Mr. Flint: Any questions on the report? Hearing none,

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

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: I didn't have anything else on the agenda, is there anything else the Board wanted to discuss? The next Board meeting is September 10th.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

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


Secretary/Assistant Secretary


Chairman/Vice Chairman