



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
ELLSTON PARK METROPOLITAN DISTRICT  
FEBRUARY 20, 2024, AT 1:00 PM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Ellston Park Metropolitan District was held on Tuesday, February 20, 2024 at 1:00 p.m. via video teleconference.

In attendance were Directors:

Jordan Honea  
Kim Herman  
Michael Harty

Also, in attendance were:

Heather Smith, WSDM  
Bryan Reid, DR Horton  
Matt Ruhland, CEGR Law  
Sarah Luetjen, CEGR Law  
Madison Phillips, CEGR Law

1. Call to Order/Declaration of Quorum: Ms. Smith called the meeting to order at 1:02 p.m. and it was confirmed that a quorum was present.
2. Conflict of Interest Disclosures: Ms. Smith advised 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 that provided CEGR Law with notice of 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. Smith noted that a quorum was present and inquired as to whether members of the Board had any additional disclosures of potential or existing conflicts of interest pertaining to any matters scheduled for discussion at the meeting. No additional disclosures were noted.
3. Approval of the Agenda: President Honea moved to approve the Agenda as presented; seconded by Director Herman. Motion carried.
4. Public Comment: No members of the public were present for comment.
5. Consent Agenda: After discussion, Director Herman moved to approve the items on the Consent Agenda as amended:
  - a. November 28, 2023 Board Meeting Minutes
  - b. Payables for the Period ending December 31, 2023; and
  - c. Unaudited Financial Statements as of December 31, 2023, and the Schedule of Cash Position Updated as of December 31, 2023;seconded by President Honea. Motion carried.
6. Legal Matters:
  - a. Operating Reimbursement Agreement – Mr. Ruhland reviewed the draft Operating Reimbursement Agreement between Melody Homes and Ellston Park Metropolitan District. After discussion, President Honea moved to approve the Operating Reimbursement Agreement, subject to final review; seconded by Director Herman. Motion carried.

- b. Infrastructure Acquisition and Funding Agreement – Mr. Ruhland reviewed the draft Infrastructure Acquisition and Funding Agreement between Melody Homes and Ellston Park Metropolitan District. After discussion, President Honea moved to approve the Infrastructure Acquisition and Funding Agreement, subject to final review; seconded by Director Herman. Motion carried.
- c. Declaration of Covenants, Conditions, and Restrictions of Ellston Park – Ms. Smith presented the draft Declaration of Covenants, Conditions, and Restrictions of Ellston Park. After discussion, President Honea moved to approve adoption of and consent to the Declaration of Covenants, Conditions, and Restrictions of Ellston Park, subject to final review and recording by Declarant, Melody Homes; seconded by Director Herman. Motion carried.
- d. Design Guidelines of Ellston Park – Ms. Smith presented the draft Design Guidelines for Ellston Park. After discussion, President Honea moved to approve the Design Guidelines of Ellston Park Metropolitan District, subject to final review; seconded by Director Herman. Motion carried.
- e. Resolution Designating Location to Post Notice – Mr. Ruhland presented the Resolution Designating Location to Post Notice. After discussion, President Honea moved to approve the Resolution Designating Location to Post Notice as presented; seconded by Director Herman. Motion carried.

7. Development Update:

- a. No updates were provided.

8. Adjournment: The Board unanimously adjourned the meeting at 1:53 p.m.

- a. Next Regular Board Meeting – May 21, 2024, at 1:00 p.m. via teleconference.

Accepted,

Kim Herman  
Kim Herman (Nov 26, 2024 12:18 MST)

By: President

THESE MINUTES ARE APPROVED AND ADOPTED AS THE OFFICIAL MINUTES OF THE ELLSTON PARK METROPOLITAN DISTRICT FEBRUARY 20, 2024, BOARD OF DIRECTOR MEETING.






# EPMD 2024.02.20 Minutes HS

Final Audit Report

2024-11-26

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