

# RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
FOUR MILE RANCH METROPOLITAN DISTRICT NO. 1  
HELD  
FRIDAY, NOVEMBER 1, 2024

The regular meeting of the Board of Directors of the Four Mile Ranch Metropolitan District No. 1 was convened on Friday, November 1, 2024, at 3:00 p.m. virtually via Zoom Videoconference Platform, in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

ATTENDANCE:

Mark Foster, President  
Clay Nimmo, Secretary  
Jacob Francis, Director

Director Fleming was absent and excused. Also present were Wendy McFarland and Matt Sorenson, Pinnacle Consulting Group, Inc.; Michael Mitze, member of the public; and Colin Mielke, Seter, Vander Wall & Mielke, P.C.

CALL TO ORDER / DECLARATION OF QUORUM

After confirmation of a quorum of the Board present, the regular meeting of the Board of Directors of the Four Mile Ranch Metropolitan District No. 1 was called to order at approximately 3:00 p.m.

DISCLOSURE MATTERS

Mr. Mielke had previously advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting, and written disclosures of the Board members' interests had been filed with the Secretary of State prior to the meeting. The Board reviewed the agenda for the meeting and did not have any updates to the conflicts previously reported. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of the April 24, 2024 special meeting and April 24, 2024 annual meeting. After review, and upon motion made, seconded and unanimously carried, the Board approved the meeting minutes as presented.

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## ANNUAL ADMINISTRATIVE MATTERS

### Director Statements of Qualification

Mr. Mielke asked each Director to complete their qualification statement, which confirms the Director's qualification to serve on the Board.

### Disclosure Matters / Update General Conflict Forms

Mr. Mielke asked the Board to review the documentation provided by his firm regarding conflict(s) of interest disclosure, describing how to identify a conflict of interest, and the requirements under Colorado law to disclose a conflict of interest. Mr. Mielke asked each Director to review the contents of the letter, and to identify all existing and potential conflicts of interest each Director may have in connection with serving as a member of the Board of the District, and to complete the attached disclosure forms to be returned to his office.

### Approval of Annual Administrative Resolution for the Year 2025 / Renewal of Consultants

Mr. Mielke presented an Annual Administrative Resolution for the Year 2025, explaining that the resolution establishes the District's meeting schedule, publication for notices, director compensation, and required election activities of the Board, and it directs the performance of action items required of the District through its consultants.

The Board reviewed the resolution, and confirmed the *Canon City Daily Record* as the designated publication for legal notices; designated the District's 24-hour posting place for meeting notices is its website located at [www.fourmileranchmd1.org](http://www.fourmileranchmd1.org); set the District's regular meeting time, date, and place as 3:00 p.m., Friday November 3, 2025 and annual meeting as 2:45 p.m., Friday November 3, 2025 via telephone/video conferencing.

Following discussion, the Board elected the officers of the Board as follows:

President – Mark Foster  
Treasurer – Sonnie Fleming  
Secretary – Jacob Francis  
Director – Clay Nimmo

The Board appointed Catherine T. Bright of the law firm Seter, Vander Wall & Mielke, P.C. to serve as the Designated Election Official for the District for its election activities.

The Board reviewed and determined to renew its consultants Seter, Vander Wall, & Mielke, P.C. serving as the District's legal counsel and Pinnacle Consulting Group, Inc. serving as the District's accountant.

Finally, the Board reviewed the proposed form of resolution, which memorializes the above determinations in addition to certain other annual administrative actions providing direction from {00815134 2}

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the Board regarding actions to be taken by its consultants on the Board's behalf. Upon motion, seconded and unanimous vote, the Board adopted the Annual Administrative Resolution for 2025 as discussed.

### PUBLIC COMMENT

The meeting was opened for public comment. There being no public comment, the public comment portion of the meeting was closed.

### FINANCIAL MATTERS

#### Financial Report

Ms. McFarland reviewed the District's financial statements through June 30, 2024, including the combined balance sheet and statement of revenues and expenditures. It was noted that backfill monies will be returned to the taxpayers because it was previously accounted for through a mill levy adjustment in the prior year. Also noted, that there is approximately \$178,000 in surplus in the debt service fund. Following discussion, upon motion, seconded and unanimous vote, the Board accepted the financial statements as presented.

#### Payment of Claims

Ms. Mc Farland presented for approval and ratification the District's claims for payment from April 10, 2024 through October 29, 2024 in the combined amount of \$46,747.13. Discussion ensued regarding sidewalks and related costs.

Director Francis stated that he would like to see sidewalks sprayed for weeds. Director Foster replied that he did not believe that sidewalks are District property. Director Francis inquired as to whether the District would be required to construct and pay for the sidewalks adjacent to drainage tracts. It was noted that the District may want to build sidewalk on those tracts in the future. No action was taken with regard to the sidewalk items discussed. Following discussion, upon motion, seconded and unanimous vote, the Board accepted the financials and ratified the claims presented.

### PUBLIC HEARING FOR 2024 BUDGET AMENDMENT

It was noted that no 2024 budget amendment was necessary.

### PUBLIC HEARING FOR 2025 PROPOSED BUDGET

Mr. Sorenson presented the Board with the 2025 proposed budget and related resolution. The Board opened the public hearing on the budget.

The Board discussed cleaning up title to the park property by coordinating with a developer in the community to complete the conveyance to the District via quitclaim or other form of deed. The Board also discussed the status of the District's loan and requested Mr. Mielke research

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when the loan can be prepaid. Next the Board discussed park repairs and Director Nimmo agreed to obtain proposals for various repairs and provide them to Mr. Mielke.

There being no public comment, the public hearing was closed. After review and discussion, and upon motion made by Director Foster, seconded by Director Francis and unanimously carried, the Board adopted the 2025 budget and budget resolution, appropriated the budgeted funds, and certified the mill levies as discussed for 2025.

## LEGAL MATTERS

### Consider Adoption of Authorized Signatory Resolution

Mr. Mielke presented to the Board a Resolution Regarding Authorized Signatories. Upon motion made, seconded and unanimous vote, the Board adopted the resolution.

## DISTRICT OPERATIONS

### Park Landscape Maintenance

The Board discussed park landscape maintenance. Director Nimmo requested confirmation that the District cannot be forced to fund new development within the District. Mr. Mielke noted for the Board that he would research the matter.


## OTHER BUSINESS

### Board Vacancy

Director Foster discussed the vacancy on the Board of Directors. It was noted that Mr. Mitze, a member of the public was interested in joining the Board. Upon motion, seconded and unanimous vote, the Board appointed Mr. Mitze to the Board of Directors.

## ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at approximately 4:20 p.m.

  
Clay Nimmo (Dec 13, 2025 00:47:14 MST)  
Secretary for the Meeting

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