

*NORTHFIELD METROPOLITAN DISTRICTS*

**RECORD OF PROCEEDINGS  
MINUTES OF THE JOINT SPECIAL MEETING  
OF THE BOARDS OF DIRECTORS OF  
NORTHFIELD METROPOLITAN DISTRICTS Nos. 1 & 2**

**HELD:** July 11, 2024, at 9:00 a.m.

**CALL TO ORDER:**

Director Jason Sherrill noted that a quorum of the Board was present and called the meeting to order at 9:03 a.m.

**ATTENDANCE:**

The joint special meeting of the Boards of Directors of the Northfield Metropolitan Districts Nos. 1 & 2 (collectively, the "Board") was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Jason Sherrill  
Jon Mosier  
Rahul Majumdar

Director Tamara Sherrill and Director Deborah Mosier were absent and excused.

Also, present were Robert Rogers via telephone, Esq. of White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel, Guy Johnson, Jackie Johnson, and Dylan Lindesay District Management.

**QUALIFICATION OF BOARD MEMBERS:**

Mr. Johnson reported that all the Board members are registered to vote in Colorado and are residents and/or owners or obligated to pay taxes on taxable real or personal property within the districts.

**DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:**

Mr. Johnson stated that all requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements had been filed for each of the Directors with the Secretary of State and with the district at least 72 hours prior to a meeting in which a potential conflict may arise. All board members affirmed that no change to their conflicts of interest disclosures since the Secretary of State filings.

**APPROVAL OF AGENDA:**

The Board reviewed the agenda,  
Upon motion duly made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the agenda as presented.

**PUBLIC COMMENTS:**

Board member Director Jason Sherrill opened the Public Comment portion of the meetings, there was no public comment at this time. Director Jason Sherrill closed the Public Comment portion of the meetings.

### **CONSENT AGENDA ITEMS:**

These items are routine and will be approved by one motion.

Approval of Minutes from the November 20, 2023, meeting,

Upon motion made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the Consent Agenda items consisting of Approval of Minutes from the November 20, 2023, meeting,

### **LEGAL MATTERS:**

Mr. Rogers presented the Adoption of Joint Resolution Regarding District Acquisition of Public Improvements, and the Consider Approval of Indemnification Agreement Northfield Land, LLC

The board discussed the adoption of the Joint Resolution Regarding District Acquisition of Public Improvements to be approved pending engineering and accounting certification.

Upon motion made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the Adoption of Joint Resolution Regarding District Acquisition of Public Improvements, and the Consider Approval of Indemnification Agreement Northfield Land, LLC.

Mr. Rogers presented the discussion on the Website Accessibility Matters

Mr. Johnson stated that the website compliance needs to be complete by July 1, 2025, and the district has contracted Streamline to host the website and assist in the compliance process.

Mr. Rogers presented the Adoption of Resolution Adopting a Digital Accessibility Policy, Designate a Compliance Officer (the District Manager) and the Master Service Agreement with Streamline

Upon motion made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the Adoption of Resolution Adopting a Digital Accessibility Policy and the Master Service Agreement with Streamline

### **FINANCIAL REPORT:**

Mrs. Johnson presented the Approval & Ratification of Payables for November 2023 through June 2024. Mrs. Johnson presented to the board a breakout of all payables made from November 2023-June 2024 totaling \$91,833.90 for NFMD #1 and \$161,308.22 for NFMD #2.

Upon motion duly made by Director Jason Sherrill, seconded by Director Jon Mosier, and unanimously carried, the Board approved the payables for NFMD #1 November 2023-June 2024 totaling \$91,833.90 for NFMD #1 and \$161,308.22 for NFMD #2, for a grand total of \$253,142.12.

Mrs. Johnson stated to the board that the final audits were not complete at this time and that she will receive the final audits from John Cutler Associates before July 31, 2024.

After further discuss the board directed Jason Sherril and Jon Mosier to review the Audits once received and approve for filing

### **DISTRICT MANAGERS REPORT:**

#### **1. General District items:**

- a. Checking site for any issues with landscape.
- b. Issue with homeless people around site working with City of Fort Collins and developer to the west.
- c. Working with developer contractor on native grass areas.
- d. Walking site for any access issues and checking charging stations.

#### **2. Web Site:**

- a. Keeping the web site will upgrade next year to a new format.

#### **3. Clubhouse & Pool:**

- a. Waiting to see construction start.

**OTHER MATTERS:**

Mr. Rogers stated the meeting date for November 7, 2024, needs to be established. Ms. Johnson confirmed to the board that the November 7, 2024, meeting is at 9:00 AM.

Mr. Johnson stated that the Metro District has not received payment from Dreamfinders HOA in Northfield.

Mr. Johnson and Mr. Mosier spoke on the maintenance map, and decided the Metro District will take over additional maintenance of the detention area.

**ADJOURNMENT:**

Upon motion duly made by Director Jason Sherrill, seconded by Director Jon Mosier, and unanimously carried; the Board adjourned the joint meeting of the Board of Directors of the Northfield Metropolitan Districts Nos. 1 & 2 at 9:55 a.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of Northfield Metropolitan Districts Nos. 1 & 2.



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Guy D. Johnson, Secretary for the Meeting