

# RECORD OF PROCEEDINGS

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MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS

OF THE

CLOVERLEAF METROPOLITAN DISTRICT

Held: Thursday, November 7, 2024, at 4:00 p.m., via an  
online meeting at: <https://zoom.us/j/7848826891>, Meeting  
ID: 784 882 6891 Or Dial-In Number: + 1 (719) 359-4580,  
Meeting ID: 763 670 3470, Passcode: 0000.

## **Attendance**

A regular meeting of the Board of Directors of Cloverleaf  
Metropolitan District was called and held as shown in  
accordance with the statutes of the State of Colorado.

The following Directors were present:

Andrew Biggs, President  
Tamrin Apaydin, Treasurer  
Joseph DesJardin, Secretary  
Charlie Williams, Assistant Secretary

The following Director was absent (*absence excused*):

Jerry Biggs, Assistant Secretary

Also present were: Alicia Corley, Icenogle Seaver Pogue,  
P.C.; AJ Beckman, Public Alliance, LLC; Morgan Wheeler,  
Simmons & Wheeler P.C., Connie Miller, Logan Powell, and  
Steve Rossoll, Proterra Properties, LLC

## **Call to Order/Declaration of Quorum**

Mr. Beckman, noting the presence of a quorum, called to  
order the special meeting of the Board of Directors (the  
“Board”) of the Cloverleaf Metropolitan District (the  
“District”) at 4:00 p.m.

## **Directors Matters/Disclosure Matters**

Ms. Corley 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. The Board then  
reviewed the agenda for the meeting, following which each  
Board member confirmed the contents of any written  
disclosure previously made, stating the fact and summary

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nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

Director Charlie Williams disclosed his ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Joseph DesJardin disclosed his ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Tamrin Apaydin disclosed her ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect her interests.

Director Andrew Biggs disclosed his ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect his interests.

Ms. Corley advised the Board that written disclosures of these interests had been filed with the Secretary of State at least seventy-two hours prior to the meeting.

### **Approval of/Additions To/ Deletions From the Agenda:**

After review and discussion, and upon motion duly made by Director Apaydin, second by Director Andrew Biggs, and unanimous vote, the Board of Directors approved the agenda, as presented, and the absence of Director Jerry Biggs was excused.

### **Public Comment**

None.

### **December 13, 2023 Special Meeting Minutes**

Following discussion, upon motion duly made by Director Andrew Biggs, second by Director Apaydin, and unanimous vote, the Board approved the minutes of the December 13, 2023 Special Meeting as presented.

### **Work Order Contract between the District and**

Following discussion, upon motion duly made by Director Apaydin, second by Director Williams, and unanimous vote, the Board approved the Work Order Contract between the

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**EquiPet Direct Incorporated  
d/b/a Backyard Bomb Squad**

District and EquiPet Direct Incorporated d/b/a Backyard Bomb Squad.

**Contract between the District  
and Mountain View Electric  
Association, Inc.**

Following discussion, upon motion duly made by Director Andrew Biggs, second by Director Apaydin, and unanimous vote, the Board approved the Contract between the District and Mountain View Electric Association, Inc.

**Landscaping and Pond  
Maintenance and Snow  
Removal Services Contract  
with Dail & Son Landscaping**

Following discussion, upon motion duly made by Director Andrew Biggs, second by Director Williams, and unanimous vote, the Board ratified approval of the Landscaping and Pond Maintenance and Snow Removal Services Contract with Dail & Son Landscaping.

**First Amendment to  
Landscaping and Pond  
Maintenance and Snow  
Removal Services Contract  
with Dail & Son Landscaping**

Following discussion, upon motion duly made by Director Williams, second by Director Andrew Biggs , and unanimous vote, the Board ratified approval of the First Amendment to Landscaping and Pond Maintenance and Snow Removal Services Contract with Dail & Son Landscaping.

**Second Amendment to  
Landscaping and Pond  
Maintenance and Snow  
Removal Services Contract  
with Dail & Son Landscaping**

Following discussion, upon motion duly made by Director Williams, second by Director Andrew Biggs , and unanimous vote, the Board ratified approval of the Second Amendment to Landscaping and Pond Maintenance and Snow Removal Services Contract with Dail & Son Landscaping.

**Legal Matters**

**Annual Resolution:** Ms. Corley presented to and reviewed with the Board a resolution, prepared annually to handle the District's ongoing operation and business.

Following discussion, and upon motion of Director Andrew Biggs, second of Director Apaydin, and unanimous vote, the Board of Directors approved a regular meeting date/location, as well as the resolution which included the election of the previously mentioned officers to the Board of Directors:

Andrew Biggs, President  
Tamrin Apaydin, Treasurer  
Joseph DesJardin, Secretary  
Charlie Williams, Assistant Secretary  
Jerry Biggs, Assistant Secretary

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November 6, 2025 at 4:00 p.m. via zoom and the Annual Meeting will be held on November 6, 2025 at 3:30 p.m. via zoom.

**Election Resolution:** Ms. Corley presented to and reviewed the 2025 Regular Special District Election Resolution with the Board.

Following review, upon motion of Director Andrew Biggs, second of Director Apaydin, and unanimous vote, the Board of Directors approved the 2025 Regular Special District Election Resolution and designated publication in the newspaper as the second means of providing the call for nominations.

**Third Amendment to Advance and Reimbursement Agreement (Operations & Maintenance Expenses):** Ms. Corley presented to and reviewed with the Board the Third Amendment to the Advance & Reimbursement Agreement (Operations & Maintenance Expenses) between the District and PT Cloverleaf, LLC.

Following discussion and upon motion of Director Andrew Biggs, second of Director Apaydin, and unanimous vote, the Board of Directors approved the Third Amendment to the Advance & Reimbursement Agreement (Operations & Maintenance Expenses) between the District and PT Cloverleaf, LLC.

**Memorandum re HB 21-1110 and Rules Establishing Technology Accessibility Standards:** Ms. Corley presented and reviewed with the Board the Memorandum re HB 21-1110 and Rules Establishing Technology Accessibility Standards. Discussion among the Board ensued regarding the same.

**Resolution Adopting Technology Accessibility Statement:** Following discussion and upon motion of Director Andrew Biggs, second of Director DesJardin, and unanimous vote, the Board of Directors adopted the Resolution Adopting Technology Accessibility Statement, and ratified posting of the Technology Accessibility Statement.

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**Outstanding Advance & Reimbursement Obligation Form (Operations & Maintenance Expenses)**: Ms. Corley presented to and reviewed with the Board the Outstanding Advance & Reimbursement Obligation Form (Operations & Maintenance Expenses) between the District and PT Cloverleaf, LLC.

Following discussion and upon motion of Director Apaydin, second of Director Andrew Biggs, and unanimous vote, the Board of Directors approved the Outstanding Advance & Reimbursement Obligation Form (Operations & Maintenance Expenses) between the District and PT Cloverleaf, LLC.

**Outstanding Advance & Reimbursement Obligation Form (Capital Expenses)**: The Board deferred discussion. No action was taken.

**Assignment of Easement Agreement for Cloverleaf Detention Pond**: Ms. Corley presented to and reviewed with the Board the Assignment of Easement Agreement for the Cloverleaf Detention Pond.

Following discussion and upon motion of Director DesJardin, second of Director Andrew Biggs, and unanimous vote, the Board of Directors approved the Assignment of Easement Agreement for the Cloverleaf Detention Pond.

**Extension of Management Agreement with Public Alliance, LLC**: Ms. Corely presented to and reviewed with the Board the Extension of Management Agreement with Public Alliance, LLC.

Following discussion and upon motion of Director Andrew Biggs, second of Director Apaydin, and unanimous vote, the Board of Directors approved the Extension of Management Agreement with Public Alliance, LLC.

**2024 Legislative Memorandum**: Ms. Corley presented to and reviewed with the Board the 2024 Legislative Memorandum. Ms. Corley discussed with the Board the impacts of SB 24-233 and HB 24B-1001 on the District's future operations and maintenance mill levy revenues and

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advised that Board that holding an election in 2025 to remove the District from these limitations is recommended. The Board directed that further information be brought to the Board related to this in 2025.

### **Financial Matters**

**Payment of Claims:** Ms. Wheeler reviewed with the Board the payment of claims for the period ending October 28, 2024.

Following discussion, upon motion duly made by Director Apaydin, second by Director Andrew Biggs, and unanimous vote, the Board approved the payment of claims, in the amount of \$132,643.38.

**Unaudited Financial Statements:** Ms. Wheeler reviewed with the Board the Unaudited Financial Statements for the period ending September 30, 2024.

Following discussion, upon motion duly made by Director Apaydin, second by Director DesJardin, and unanimous vote, the Board approved the unaudited financial statements for the period ending September 30, 2024.

**2025 Budget Hearing:** Mr. Beckman noted that a notice was published in a newspaper with general circulation in the area, and there were no inquiries from the public.

Upon motion, second, and unanimous vote, the Board of Directors opened the public hearing on the proposed 2025 budget consistent with published notice. Mr. Beckman called for public comments. There appearing to be no member of the public wishing to speak on the budget, upon motion, second, and unanimous vote, the Board of Directors closed the public hearing.

**2025 Budget Resolution:** Ms. Wheeler presented to and reviewed with the Board the 2025 Draft Budget, and Ms. Corley presented to the Board of Directors a resolution for approval and adoption of the 2025 budget, appropriating funds therefor and certification of the mill levies thereunder.

Upon motion of Director Apaydin and second of Director Andrew Biggs, the Board of Directors unanimously approved

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the resolution adopting the 2025 budget, appropriating the funds to the adopted budget, and certifying the mill levies, subject to adjustment for final assessed valuations.

**2023 Audit:** Ms. Wheeler presented to and reviewed with the Board the 2023 Audit.

Following review, upon motion of Director Apaydin, second of Director DesJardin, and unanimous vote, the Board of Directors ratified approval of the 2023 Audit.

**Preparation of 2024 Audit:** The Board discussed the engagement of an Auditor.

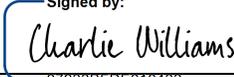
Following discussion and upon motion of Director Apaydin, second of Director DesJardin, and unanimous vote, the Board of Directors approved the engagement of Colorado CPA Company to prepare the 2024 Audit.

### **Other Business**

None.

### **Adjourn**

There being no further business to come before the Board, upon motion of Director DesJardin, second of Director Apaydin, and unanimous vote, the meeting was adjourned.

Signed by:  
  
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Secretary of the Meeting