

Pinon Pines Metropolitan District 1, May 11 and 18

New board directors appointed

By Natalie Barszcz

The Pinon Pines Metropolitan District 1 (PPMD 1) board met via teleconference for 15 minutes on May 11 to appoint new board members. However, due to a failure to officially post the meeting on the Forest Lakes Metropolitan District (FLMD) website and the absence of a district counsel, the board meeting was rescheduled via teleconference for May 18, at which time the new board directors were appointed and district matters were discussed.

PPMD 1 is one of three taxation/financing districts within FLMD, which is the operating district. PPMD 1 has a different set of board members than FLMD, PPMD 2, and PPMD 3. As of May 18, all PPMD 1 board members are also residents of Forest Lakes. See www.ocn.me/v20n5.htm#flmd

Acceptance of board positions

At the May 11 meeting, District Manager Ann Nichols asked the two current PPMD 1 board directors to accept specific positions on the board before appointing the new board members. Director Mike Hitchcock volunteered to take the position of board president, Director Mike Slavick accepted the position of vice president, and Chris Paulene volunteered to be secretary. The board accepted the board positions at the May 18 board meeting, 4-0.

Paulene was locked out of the May 18 teleconference for the first 19 minutes because Nichols had inadvertently locked the meeting to more attendees and could not unlock it. Resident Michael Davidson solved the problem when he left his home to invite Paulene to join the call at the Davidson home.

New directors on board

On May 18, the PPMD 1 board met to confirm that the newly appointed directors AJ Slavick, Ashley Franklin, and Paulene had signed their oaths previously in the presence of Mike Slavick after the May 5 board election. Nichols confirmed that seven candidates applied for the PPMD 1 board and four willingly withdrew their applications to avoid election costs.

District counsel Russell A. Dykstra gave the newly appointed directors a succinct overview of the strict Special District Association of Colorado (SDACO) board member rules and procedures.

Classic Homes asked to resolve drainage problems

Paulene asked if Classic Homes Inc. would resolve the continuing drainage issues that persist across individual residential lots. He said Classic had responded via email asserting that everything was working well, but "water is still running across our lots" and Classic is not working the problem through.

Nichols suggested Paulene contact Jerry Richardson, the vice president of Classic Homes, once again to check

how the landscaping was done and find a resolution to the drainage problems through the homebuilder.

FLMD can only resolve problems with the landscaping in common area open spaces, tracts that they have assumed management of, she said. "The open space is owned by FLMD, and if there is an issue whether the hill berm got adequately landscaped, the FLMD board could deal with that. But, if the issue is that the designed way drainage is supposed to go around the houses, FLMD wouldn't have much authority on that," said Nichols.

Dykstra said residents could request formal action via FLMD if all other alternative avenues fail.

Nichols said that Classic Homes CEO Douglas Stimple and Vice President/Project Manager James Boulton are aware of the drainage problems, and if it remains unresolved she would add the discussion point to the next Forest Lakes Metropolitan District meeting agenda.

Note: Board members for FLMD and PPMD 2 and 3 are: President George Lenz, executive vice president of finance of Classic Homes; Secretary Boulton, vice president/project manager of Classic Homes; Assistant Secretary and Treasurer Stimple; and Assistant Secretary Joe Loidolt, president of Classic Homes. One board member vacancy exists in all three of these districts.

Southern trail update

Franklin asked when the southern walking trail would be completed.

Nichols said that in the interest of public safety, the trail located across the Pinon Lake spillway and along Bristlecone Lake, and connecting to the county trail near the Pikes Peak National Forest, would not be available to the residents for at least another year or until the western section of PPMD 2 is closer to build-out.

Classic Homes will build the trail, after which the district will maintain the trail.

Financials reviewed

Nichols give an update on the PPMD 1 March financial statement citing the following minimal expenses:

- Property tax and Special Ownership Tax revenues are right on schedule for 2020.
- \$115,000 will be debited later in the year to FLMD for the Operation & Management mill levy to cover expenses for PPMD 1.
- The paying agent fee for the trustees for the bonds remains unpaid for 2020.
- SDACO dues of \$382 are paid annually, which allows access to its general liability insurance program for a cost of \$2,015 annually in January. The insurance covers any lawsuit that may be brought

against board members.

- The El Paso County treasurer charges a 2% fee on property taxes, and \$790 has been collected through March.

Nichols described the two funds in PPMD 1, the General Fund for everything except expenses for the bonds, and the Debt Service Fund. About \$134,000 is currently held in the General Fund, and \$62,911 will be paid from the General Fund to the Debt Service Fund. The 2016 bond ordinance is now fully funded, but the reserve fund and the surplus funds are still very con-

strained as to how the funds can be used, she said.

Nichols said a "full blown" audit is required annually, and the 2019 audit is currently being conducted by Hoelting & Co. It is expected to be completed in July. An interim payment of \$2,300 will be made to Hoelting & Co. for the 2019 audit.

The financial statement was accepted as presented 5-0.

Note: FLMD is the operating district, so its budget is considerably more substantial.

The meeting adjourned at 5:02 p.m.



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