MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WINDLER PUBLIC IMPROVEMENT AUTHORITY

Held: Thursday, November 18, 2021, at 12:15 p.m. via teleconference

Due to the risk posed by COVID, the meeting was held via teleconference.

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| Attendance | The special meeting of the Board of Directors (the “Board”) of the Windler Public Improvement Authority (the “Authority”) was called and held as shown in accordance with the Colorado law. The following directors confirmed their qualification to serve on the Board:  Chris Fellows  Tim O’Connor  Tom Kaufman  Absent (Excused):  None.  Also present were Matt Ruhland of Collins Cockrel & Cole, P.C (via teleconference); Diane Wheeler of Simmons & Wheeler, P.C. (via teleconference); Barney Fix of Merrick & Company; and Douglas Hatfield. |
| Call to Order | President Fellows noted that a quorum of the Board was present and the directors confirmed their qualifications to serve. |
| Disclosure Matters | Mr. Ruhland advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. Mr. Ruhland reported that written disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State prior to the meeting. The Board reviewed the agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting. Additionally, 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 Agenda | Following discussion and upon motion made by President Fellows, seconded by Director O’Connor and unanimously carried, the Board approved the agenda. |
| Public Comment | None. |
| Meeting Minutes | Mr. Ruhland presented the Board with the October 21, 2021 Meeting minutes. Upon motion duly made by President Fellows, seconded by Director O’Connor and unanimously carried, the Board approved the minutes from the October 21, 2021 Special Meeting as presented. |
| Requisition of Funds No. 3 | Mr. Fix presented the Requisition of Funds No. 3 in the amount of $215,999.87. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Requisition of Funds No. 3. |
| Requisition of Funds No. 4 | Mr. Fix presented the Requisition of Funds No. 4 in the amount of $360,941.20. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Requisition of Funds No. 4. |
| Services Agreement with SpiralWeld Pipe Company, LLC | Mr. Fix discussed the Services Agreement with SpiralWeld Pipe Company, LLC regarding the Windler Community Center with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with SpiralWeld Pipe Company, LLC. |
| Contract with DLR Group Inc. re Windler Community Center | Mr. Fix discussed the Contract with DLR Group, Inc. regarding the Windler Community Center. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Contract subject to final review and negotiation with President Fellows and legal counsel. |
| Services Agreement with SHAPE Architecture regarding Architecture Services regarding 1881 Farm Park, SD-CD Phases | Mr. Ruhland discussed the Services Agreement with SHAPE Architecture regarding Architecture Services regarding 1881 Farm Park, SD-CD Phases with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with SHAPE Architecture. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of NBHD E | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services regarding design/approval of Subdivision NBHD E with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of NBHD F | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services regarding design/approval of Subdivision NBHD F with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of NBHD H | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services regarding design/approval of Subdivision NBHD H with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of NBHD H1 | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services regarding design/approval of Subdivision NBHD H1 with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services re Survey Legal Descriptions | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services regarding survey legal descriptions with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of Tibet Road from ½ Mile South of 56th Avenue to ½ Mile South of 48th Avenue | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services design/approval of Tibet Road from ½ Mile South of 56th Avenue to ½ Mile South of 48th Avenue with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of Tibet Road from 56th Avenue to ½ Mile South of 56th Avenue | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services design/approval of Tibet Road from 56th Avenue to ½ Mile South of 56th Avenue with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of 48th Avenue from Tibet Road to Harvest Road | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services design/approval of 48th Avenue from Tibet Road to Harvest Road with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of 56th Avenue from E470 to Harvest Road | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services design/approval of 56th Avenue from E470 to Harvest Road with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of Denali Road from 56th Avenue to 48th Avenue | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services design/approval of Denali Road from 56th Avenue to 48th Avenue with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services - Design/Approval of Harvest Road from 56th Avenue to 48th Avenue | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services design/approval of Denali Road from Harvest Road from 56th Avenue to 48th Avenue with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services – Master Drainage Report | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services – Master Drainage Report with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services – Master Grading Plan | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services – Master Grading Plan with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services – Master Traffic Study | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services – Master Traffic Study with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Design/Approval of Relocating 36” Water Line between 56th Avenue and 48th Avenue and Relocating a Water Line on 56th Avenue between E470 and ½ Mile East of E470 | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services design/approval of relocating 36” water line between 56th Avenue and 48th Avenue and relocating a water line on 56th Avenue between E470 and ½ Mile East of E470 with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| Services Agreement with Olsson regarding Engineering Services – Creation of Contingency Fund to Cover Out of Scope Services | Mr. Ruhland discussed the Services Agreement with Olsson regarding engineering services – creation of contingency fund to cover out-of-scope services with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Services Agreement with Olsson. |
| 2022 Property and Liability Insurance Renewal | Mr. Ruhland discussed the 2022 Property and Liability coverage with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director Kauffman, the Board approved the renewal of the Property and Liability coverage for 2022. |
| Construction Update | None. |
| Other Matter | None. |
| Adjournment | There being no further business to come before the Board the meeting was adjourned. |



Secretary for the Meeting