



**BARNES CENTER METROPOLITAN DISTRICT**  
 Special Board Meeting  
**Tuesday June 24<sup>th</sup>, 2025 – 10:00 AM**

**\*\* Please join the meeting from your computer, tablet, or smartphone\*\***

<https://video.cloudoffice.avaya.com/join/581758100>

**You can also dial in using your phone.**

United States: [+1 \(213\) 463-4500](tel:+12134634500)

**Meeting ID: 581758100**

| <b>Board of Director</b> | <b>Title</b>         | <b>Term</b> |
|--------------------------|----------------------|-------------|
| Timothy Hadjis           | President            | May 2027    |
| Terry Schooler           | Secretary/ Treasurer | May 2027    |
| Stephen Engel            | Director             | May 2027    |
| VACANT                   | Director             | May 2025    |
| VACANT                   | Director             | May 2025    |

**Agenda**

1. Call to Order
2. Declaration of Quorum/Director Qualifications/ Conflicts Filed
3. Approval of Agenda
4. Approval of Minutes from December 4, 2024, regular meeting.
5. Legal Matters
6. Financial Matters
  - a. Ratify payment of interest for period ending June 1, 2025
  - b. Review and consider approval of unaudited financial statements for the period ending May 31, 2025 (enclosure)
  - c. Ratify and approve payables through period ending June 24, 2025 (enclosure)
7. Management Matters
  - a. Update on Development
8. Public Comment (limited to 3 minutes per person)
9. Other Business
  - a. Next meeting December 3, 2025, at 10:00 am – Budget Adoption
10. Adjourn

**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE  
BARNES CENTER METROPOLITAN DISTRICT WAS  
HELD DECEMBER 4, 2024, AT 10:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the BARNES CENTER Metropolitan District was held on Wednesday, December 4, 2024, at 10:00 a.m., via video/teleconference.

Attendance:

In attendance were Directors:

|                |                      |
|----------------|----------------------|
| Steve Engel    | Director             |
| Terry Schooler | Secretary/ Treasurer |
| Tim Hadjis     | President            |

Also in attendance were:

|                |               |
|----------------|---------------|
| Rebecca Harris | WSDM Managers |
| Laura Gardner  | Gardner Law   |

**MINUTES**

1. Call to Order:

The meeting was called to order at 10:04 am by President Hadjis.

2. Declaration of Quorum/Director Qualifications/ Disclosure Matters:

President Hadjis indicated that a quorum of the Boards was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Ms. Harris informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris reported that no existing conflicts of interest existed. Ms. Harris inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.

3. Approval of Agenda: Director Schooler moved to approve the agenda as presented; seconded by Director Engel. Motion passed unanimously.

4. Approval of December 18, 2023 regular meeting minutes and December 18, 2023 town hall meeting minutes: After discussion Director Schooler moved to approve the minutes as presented; seconded by Director Engel. Motion passed unanimously.

5. Conduct a Public hearing on adoption of 2025 Budget

- a. Consider Resolution Adopting 2025 Budget, Imposing Mill Levy, and Appropriating Funds.

Director Engel moved to enter into public hearing for 2025 Budget at 10:12 am; seconded by Director Schooler. Motion passed unanimously.

No public comment.

Director moved to close public hearing for 2025 Budget at 10:12 am; seconded by President Hadjis. Motion passed unanimously.

After Discussion and review of the 2025 Budget. Director Schooler moved to adopt 2025 Budget, Imposing Mill Levy, and Appropriating Funds; seconded by President Hadjis. Motion passed unanimously.

6. Legal Matters:

- a. Review and Consider Approval of WSDM – District Manager Engagement Letter: After discussion Director Schooler moved to accept the Engagement Letter; seconded by Director Engel. Motion passed unanimously.
- b. Consider Adoption of 2025 Annual Administrative Resolution: After Discussion President Hadjis moved to approve the 2025 Annual Administrative Resolution; seconded by Director Schooler. Motion passed unanimously.
- c. Consider Adoption of the Resolution Calling the May 6, 2025 Election: After Discussion Director Engel moved to approve the Resolution Calling the May 6, 2025 Election; seconded by Director Schooler. Motion passed unanimously.

7. Financial Matters:

- a. Ratify payment of interest for period ending December 1, 2024: Director Engel clarified that the interest payment needs to be set up on auto-pay as previously discussed. Ms. Harris confirmed she would arrange that with accounting. After discussion Director Engel moved to ratify the payment of interest; seconded by President Hadjis. Motion passed unanimously.
- b. Review and consider approval of unaudited financial statements for the period ending November 30, 2024: Ms. Harris presented the financial statements. After discussion Director Schooler moved to accept the unaudited financials as presented; seconded by Director Engel. Motion passed unanimously.
- c. Review and approve submitted payables: Ms. Harris presented the submitted payables. After discussion President Hadjis moved to approve payables; seconded by Director Schooler. Motion passed unanimously.
- d. Authorized to submit Audit Exemption for Fiscal Year 2024: Ms. Harris explained the process to submit the 2024 audit exemption and filing. After discussion Director Schooler moved to accept the Audit Exemption; seconded by Director Engel. Motion passed unanimously.

8. Public Comment: There was no public comment.

9. Adjournment: The next scheduled meeting will be on May 30, 2025 at 10:00 am. President Hadjis moved to adjourn the meeting; seconded by Director Schooler. Motion passed unanimously.

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL DECEMBER 4, 2024, SPECIAL MEETING MINUTES OF THE BARNES CENTER METROPOLITAN DISTRICT.

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Approved by: Secretary of the Board

DRAFT

Barnes Center METropolitan District

Balance Sheet

As of May 31, 2025

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|                                       | <u>May 31, 25</u>       |
|---------------------------------------|-------------------------|
| <b>ASSETS</b>                         |                         |
| <b>Current Assets</b>                 |                         |
| Checking/Savings                      |                         |
| ECB Checking 1636                     | 17,237.02               |
| <b>Total Checking/Savings</b>         | <u>17,237.02</u>        |
| <b>Total Current Assets</b>           | <u>17,237.02</u>        |
| <b>TOTAL ASSETS</b>                   | <b><u>17,237.02</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                         |
| <b>Liabilities</b>                    |                         |
| <b>Current Liabilities</b>            |                         |
| Accounts Payable                      |                         |
| 20000 · Accounts Payable              | 1,618.35                |
| <b>Total Accounts Payable</b>         | <u>1,618.35</u>         |
| <b>Total Current Liabilities</b>      | <u>1,618.35</u>         |
| <b>Total Liabilities</b>              | 1,618.35                |
| <b>Equity</b>                         |                         |
| 32000 · Retained Earnings             | 7,652.29                |
| Net Income                            | 7,966.38                |
| <b>Total Equity</b>                   | <u>15,618.67</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>17,237.02</u></b> |

# Barnes Center Metropolitan District Profit & Loss Budget vs. Actual January through May 2025

## General Fund

|  | TOTAL               |                      |                        |                         |                     |
|--|---------------------|----------------------|------------------------|-------------------------|---------------------|
|  | May 25              | Jan - May 25         | Budget                 | \$ Over Budget          | % of Budget         |
| <b>Income</b>                              |                     |                      |                        |                         |                     |
| <b>1-1000 · Treasurer Taxes</b>            |                     |                      |                        |                         |                     |
| <b>1-1006 · Current Property Tax</b>       | 3.68                | 1,425.32             | 17,575.00              | -16,149.68              | 8.11%               |
| <b>1-1011 · Specific Ownership Tax</b>     | 132.77              | 634.94               | 1,230.00               | -595.06                 | 51.62%              |
| <b>Total 1-1000 · Treasurer Taxes</b>      | <u>136.45</u>       | <u>2,060.26</u>      | <u>18,805.00</u>       | <u>-16,744.74</u>       | <u>10.96%</u>       |
| <b>Total Income</b>                        | 136.45              | 2,060.26             | 18,805.00              | -16,744.74              | 10.96%              |
| <b>Expense</b>                             |                     |                      |                        |                         |                     |
| <b>1-2011 · Treasurer's Collection Fee</b> | 0.05                | 21.37                | 264.00                 | -242.63                 | 8.1%                |
| <b>1-2015 · Insurance</b>                  | 100.00              | 100.00               | 2,650.00               | -2,550.00               | 3.77%               |
| <b>1-2020 · Professional Fees</b>          |                     |                      |                        |                         |                     |
| <b>1-2025 · Legal</b>                      | 0.00                | 0.00                 | 2,000.00               | -2,000.00               | 0.0%                |
| <b>1-2030 · District Management</b>        | 0.00                | 1,618.35             | 6,000.00               | -4,381.65               | 26.97%              |
| <b>Total 1-2020 · Professional Fees</b>    | <u>0.00</u>         | <u>1,618.35</u>      | <u>8,000.00</u>        | <u>-6,381.65</u>        | <u>20.23%</u>       |
| <b>1-2040 · Dues &amp; Subscriptions</b>   | 0.00                | 0.00                 | 300.00                 | -300.00                 | 0.0%                |
| <b>1-2042 · Election</b>                   | 0.00                | 0.00                 | 1,500.00               | -1,500.00               | 0.0%                |
| <b>1-2045 · Contingency</b>                | 0.00                | 0.00                 | 2,000.00               | -2,000.00               | 0.0%                |
| <b>Total Expense</b>                       | <u>100.05</u>       | <u>1,739.72</u>      | <u>14,714.00</u>       | <u>-12,974.28</u>       | <u>11.82%</u>       |
| <b>Net Income</b>                          | <u><u>36.40</u></u> | <u><u>320.54</u></u> | <u><u>4,091.00</u></u> | <u><u>-3,770.46</u></u> | <u><u>7.84%</u></u> |

**Barnes Center METropolitan District**  
**Profit & Loss Budget vs. Actual**  
 January through May 2025

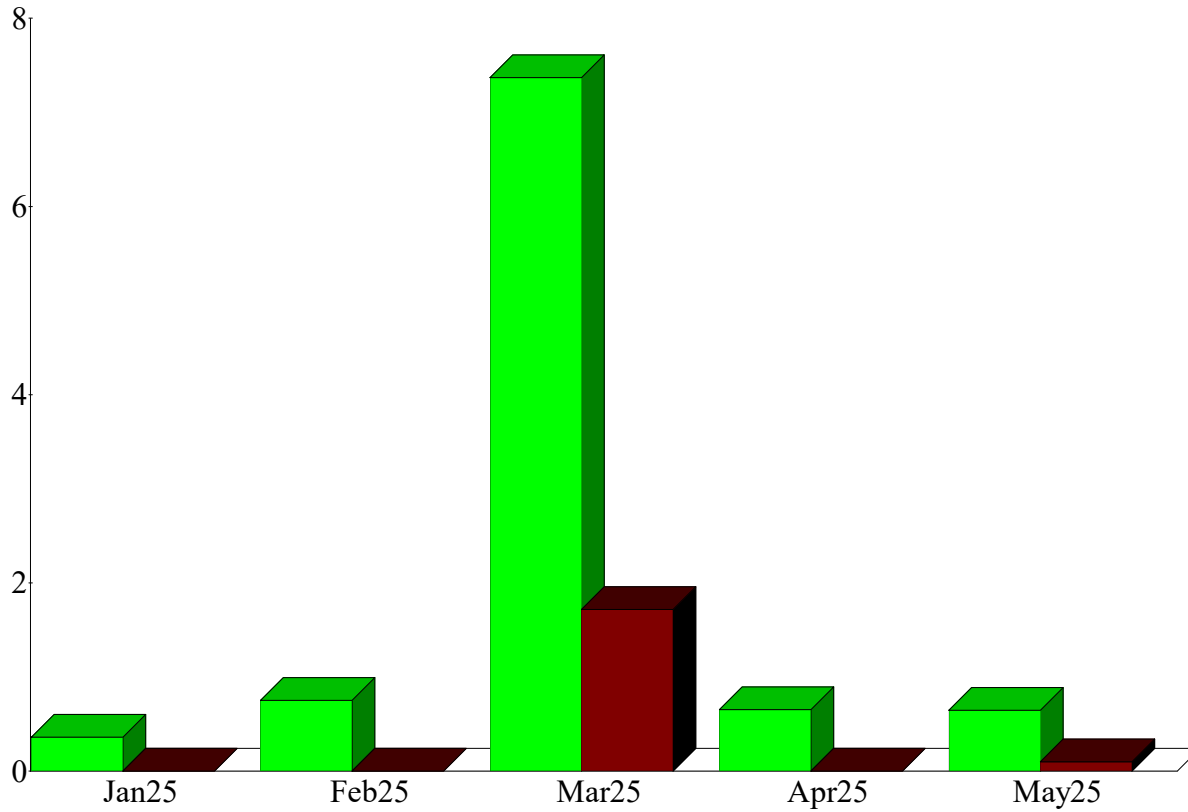
Bond Fund

|   | TOTAL                |                        |                     |                        |                           |
|---|----------------------|------------------------|---------------------|------------------------|---------------------------|
|   | May 25               | Jan - May 25           | Budget              | \$ Over Budget         | % of Budget               |
| <b>Income</b>   |                      |                        |                     |                        |                           |
| <b>1-1000 · Treasurer Taxes</b>                       |                      |                        |                     |                        |                           |
| 1-1006 · Current Property Tax                         | 13.80                | 5,344.96               | 65,906.00           | -60,561.04             | 8.11%                     |
| 1-1011 · Specific Ownership Tax                       | 497.91               | 2,381.06               | 4,613.00            | -2,231.94              | 51.62%                    |
| <b>Total 1-1000 · Treasurer Taxes</b>                 | <u>511.71</u>        | <u>7,726.02</u>        | <u>70,519.00</u>    | <u>-62,792.98</u>      | <u>10.96%</u>             |
| <b>Total Income</b>                                   | 511.71               | 7,726.02               | 70,519.00           | -62,792.98             | 10.96%                    |
| <b>Expense</b>  |                      |                        |                     |                        |                           |
| 1-2011 · Treasurer's Collection Fee                   | 0.21                 | 80.18                  | 989.00              | -908.82                | 8.11%                     |
| 1-2045 · Contingency                                  | 0.00                 | 0.00                   | 2,500.00            | -2,500.00              | 0.0%                      |
| <b>2-2000 · Debt - Principal &amp; Interest</b>       |                      |                        |                     |                        |                           |
| Principal & Interest                                  | 0.00                 | 0.00                   | 67,031.00           | -67,031.00             | 0.0%                      |
| <b>Total 2-2000 · Debt - Principal &amp; Interest</b> | <u>0.00</u>          | <u>0.00</u>            | <u>67,031.00</u>    | <u>-67,031.00</u>      | <u>0.0%</u>               |
| <b>Total Expense</b>                                  | 0.21                 | 80.18                  | 70,520.00           | -70,439.82             | 0.11%                     |
| <b>Net Income</b>                                     | <u><u>511.50</u></u> | <u><u>7,645.84</u></u> | <u><u>-1.00</u></u> | <u><u>7,646.84</u></u> | <u><u>-764,584.0%</u></u> |

Income and Expense by Month  
January through May 2025

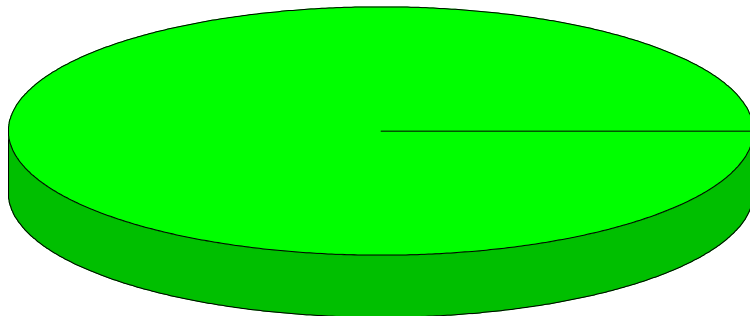
Income  
Expense

\$ in 1,000's



Income Summary  
January through May 2025

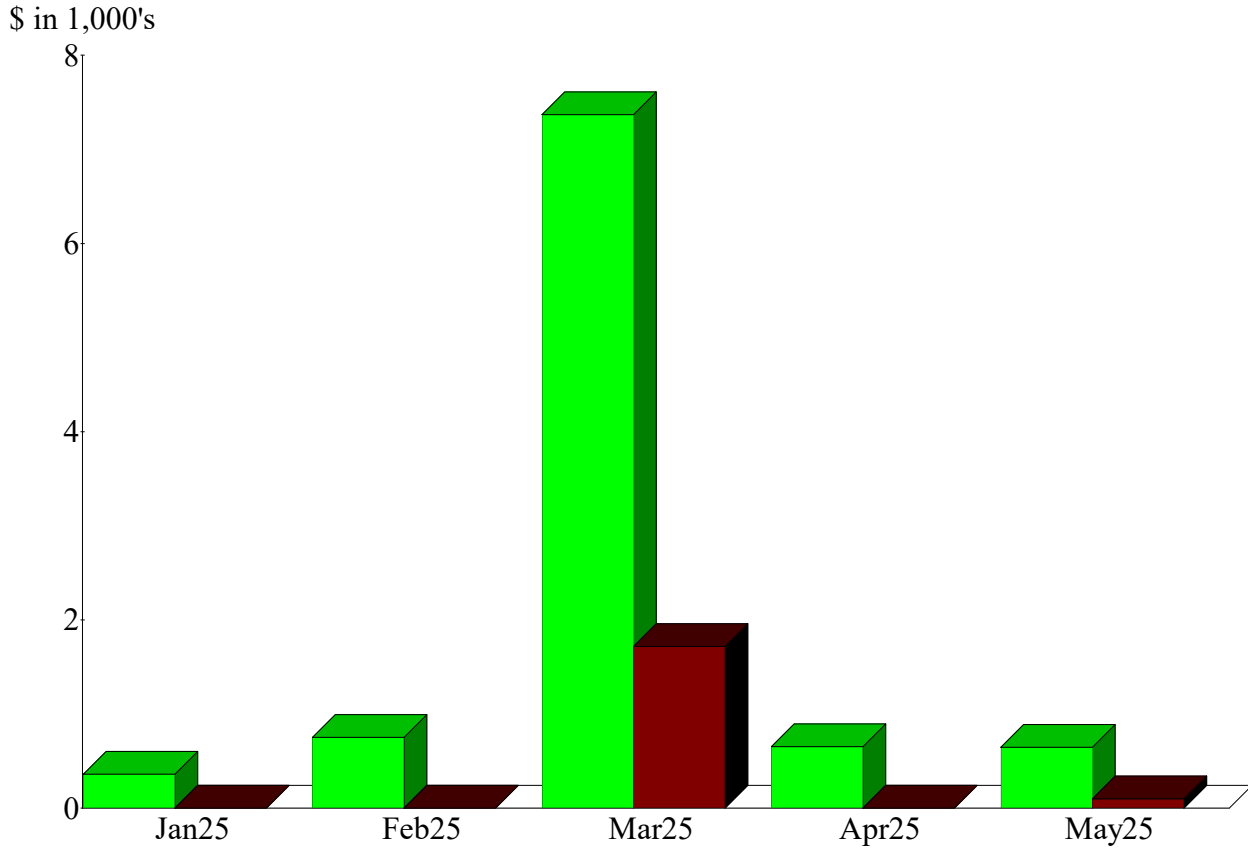
|                          |                   |
|--------------------------|-------------------|
| 1-1000 · Treasurer Taxes | 100.00%           |
| <b>Total</b>             | <b>\$9,786.28</b> |



By Account

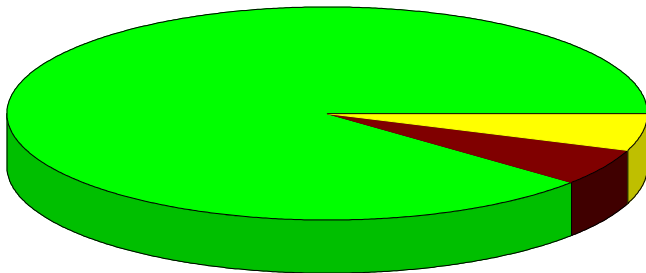
Income and Expense by Month  
January through May 2025

Income  
Expense



Expense Summary  
January through May 2025

|                                     |                   |
|-------------------------------------|-------------------|
| 1-2020 · Professional Fees          | 88.93%            |
| 1-2011 · Treasurer's Collection Fee | 5.58              |
| 1-2015 · Insurance                  | 5.49              |
| <b>Total</b>                        | <b>\$1,819.90</b> |



By Account

**Barnes Center Metropolitan District**  
**PAYMENT REQUEST**  
6/24/2025  
**General Fund**

| <b>Company</b>         | <b>Invoice</b> | <b>Date</b> | <b>Amount</b>      | <b>Comments</b>            |
|------------------------|----------------|-------------|--------------------|----------------------------|
| WSDM District Managers | 61725          | 6/17/2025   | 313.06             | Reimbursement for SDA Dues |
| WSDM District Managers | 734            | 3/31/2025   | \$ 1,618.35        | Overdue                    |
| <b>TOTAL</b>           |                |             | <b>\$ 1,931.41</b> |                            |

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Barnes Center Metropolitan District