

**CATHEDRAL PINES METROPOLITAN DISTRICT  
BOARD MINUTES  
REGULAR MEETING  
MONDAY APRIL 9, 2012  
2:00 P.M.**

Present Board Members:           Bart Atkinson  
  Jason Courtright  
  Laura Carno  
  Don Holmes

Also Present:                       Peter M. Susemihl

The meeting was held at the Community Center at Cathedral Pines. The meeting was called to order at 2:00 p.m. by Bart Atkinson. Peter Susemihl acted as secretary.

It was further noted that posting of this meeting had occurred as required by law.

Upon motion made by Laura Carno, seconded by Jason Courtright, the Board unanimously approved the minutes of November 14, 2011 and excused Dan Potter with Don Holmes abstaining.

A conference call was then placed to Tom Bishop at D.A. Davidson, the investment banker for the District. In a lengthy call Tom explained why there was no benefit to the District in trying to refund the existing bonds. This is primarily due to the fact that the existing bonds have a no call provision. Tom will continue to monitor this in the hope that as the District gets additional assessed valuation and as we get closer to the end of the "no call" provision in 2018, it will make sense to look again at refunding.

Bart Atkinson briefed the Board on the status of the Knox drainage lawsuit and noted that the District's insurance company had settled the suit without cost to the District.

There was a general discussion as to how to better keep board members informed of District activities but without having formal meetings. It was decided that Bart Atkinson would send out an e-mail every two weeks in summarize what has happened. Peter Susemihl would add any comments relating to legal matters. The Board felt that there should be several board meetings to discuss the 2013 budget. Also, the Board wanted to assume that regular meetings would be held and would be cancelled only if the Board members indicated that they had no business to conduct. Bart Atkinson would send out an e-mail reminder the week before the meeting so that Board members could indicate if they wanted to meet. The Board would also determine whether legal counsel needed to be present or could he be available by phone. Bart Atkinson outlined the past methods of keeping the homeowners association updated with regard to District activity.

There was a discussion concerning bylaws and a decision on whether or not to adopt the same was tabled at this time.

Peter Susemihl presented a copy of the water court case which determined the water rights of the developer.

There being no further old or new business, the meeting was adjourned at 4:15 p.m.

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Peter M. Susemihl, Acting Secretary

**CATHEDRAL PINES METROPOLITAN DISTRICT  
BOARD MINUTES  
SPECIAL MEETING  
TUESDAY, SEPTEMBER 18, 2012  
1:00 P.M.**

Present Board Members:           Bart Atkinson  
  Jason Courtright  
  Laura Carno  
  Don Holmes  
  Dan Potter

Also Present:                       Peter M. Susemihl

The meeting was held at the Community Center at Cathedral Pines. The meeting was called to order at 1:00 p.m. by Bart Atkinson. Peter Susemihl acted as secretary.

It was further noted that posting of this meeting had occurred as required by law.

Upon motion made by Dan Potter, seconded by Don Holmes the minutes of the April 9, 2012 meeting and the minutes from two subsequent regular board meetings were unanimously approved.

There was a general discussion concerning communication among board members and non-delivery of e-mails. Bart Atkinson felt that the problem was with his computer and he is having it attended to.

Bart Atkinson reviewed each budget line item and described what it was composed of. There was a preliminary review of the proposed 2013 budget . The Board made it a goal to operate the District without any increase in the mill levy. It was decided to have an October meeting at Dan Potter's office so that Charlotte Christiansen could go over and explain the debt accounts and budgets.

There was a discussion of management alternatives and the Board wanted more information so that it was comfortable with the present management relationship and that it was the most cost effective alternative for the District. Dan Potter stated that he would get an accounting proposal from Warren Management. The Board also expressed an interest in getting other proposals for all of District management. Bart Atkinson will prepare a list of District management tasks.

There was a review of the management agreement with the HOA and the Board asked for an amended agreement setting forth a fixed fee arrangement. Bart Atkinson will draft the same for approval at the next board meeting.

Dan Potter explained the problem with the water line in Milam and the inability to deliver water which is apparently due to a leak even though the pressure pumps had been

replaced. A truck was used to deliver water to parts of the landscaping managed by the District

It was noted that the heating problems in the Community Center had been fixed.

There was a discussion concerning the relationship with County Parks. The District, at its option, could assist with maintenance and operations but was not obligated to do so. The goal for the District is to make sure there is adequate maintenance in order to maintain the appearance of the entire development.

There was a discussion concerning the clean up of fire mitigation materials. The Board agreed to sponsor a clean-up day early next summer in which residents would be encouraged to compile natural debris for removal and in return the District would provide the pickup and disposal of the same. Bart Atkinson is to inquire with the County about the availability of any State grants to assist with this effort.

On the development side, it was noted that there are 11 lots remaining for sale and 5 unplatted lots.

There being no further old or new business, the meeting was adjourned at 2:55 p.m.

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Peter M. Susemihl, Acting Secretary