

Tabernash Meadows Water & Sanitation District
Board of Directors Meeting Minutes
729 Aster Drive, Tabernash, CO 6:00 p.m.
February 24, 2021

1. Call To Order:

- a. Anderson called the meeting to order at 6:00 pm.
- b. Board Members and Staff present: President Anderson via video, Treasurer Drewett via video, Vice President Sprague via video, Member-at-large Thoms via video, Manager Yoder via video, District Legal Counsel Russ Newton via video. Public attending: None. Real Estate Agent, Lance Gutersohn via video.
- c. There were no disclosures.

2. Consideration and Possible Approval of Contract to Exclusively list TMWSD Lot 19.


- a. Gutersohn detailed the listing contract, including him being a Transaction Broker or Seller Agent, commission percentage for each instance and that the contract is identical to previous listing with him last year.
- b. Newton questioned the Broker / Sellers Agent dynamic. After explanation by Gutersohn, Newton was satisfied with the contract condition that Gutersohn would be listed as Seller Agent until such time Gutersohn also produced a buyer and became broker and discounted 1% commission for the transaction at closing.
- c. Sprague motion to approve the Listing Agreement as presented. Drewett 2nd and without further discussion motion approved 4-0. The Board directed Yoder to execute the Contract on Anderson's behalf.

3. Consideration of Cash Offer to purchase Lot 19:

- a. Gutersohn detailed the offer to purchase District owned Lot 19 including a brief detail of the buyer and possible plan for the property.
- b. Drewett welcomed the full price offer and commented the District does not dictate land use within its boundaries, further noting the buyer should engage with the HOA design review committee during the due diligence period.
- c. Sprague motion to approve the full price offer and place lot 19 under contract. Drewett 2nd and without further discussion motion approved 4-0. Board directed Yoder to execute the Contract on Anderson's behalf.

4. Public Comment: None present.

5. **Adjourn:** Anderson adjourned the meeting at 6:37 pm.



Approved by

3-9-21

date