

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 2

HELD  
April 9, 2024

The Regular Meeting of St. Vrain Lakes Metropolitan District No. 2 was held via Zoom and Teleconference on Tuesday, April 9, 2024, at 6:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Dallas Becker  
Steven Galbraith  
Raymon Byrd  
Dr. Angelic Cole

#### Also in Attendance:

Matt Gray; White Bear Ankele Tanaka & Waldron, P.C.  
Kenny Parrish, Andrew Kunkel, Ronnie Kenfield, Mike Garcia, Tracie Kaminski, and Stanley Holder; Pinnacle Consulting Group, Inc.  
Lyndsey Paavilainen; Brookfield Residential, LLC.  
Eric Nelson and Kathryn Rorer; The Management Trust  
Several Members of the Public.

### ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the St. Vrain Lakes Metropolitan District No. 2 was called to order by Director Becker at 6:02 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Gray noted that a quorum was present, with four out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Mr. Gray advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Gray reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Gray inquired into whether members of the Board 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 participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

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Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Galbraith, seconded by Director Becker, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

Appointment to Fill Board Vacancy: Ms. Gray addressed the Board noting there is one interested candidate to fill the vacancy on the Board of Directors. Following review and discussion, upon a motion duly made by Director Galbraith, seconded by Director Becker, and upon vote, unanimously carried, it was

**RESOLVED** to appoint Britton Weimer to the Board of Directors.

Election of Officers: Mr. Gray discussed the Election of Officers with the Board. Following review and discussion, upon a motion duly made by Director Becker, seconded by Director Byrd, and upon vote, unanimously carried, it was

**RESOLVED** to elect the slate of officers as noted below:

Dallas Becker – President & Treasurer  
Dr. Angelic Cole – Secretary  
Steven Galbraith – Assistant Secretary  
Raymond Byrd – Assistant Secretary  
Britton Weimer – Assistant Secretary

Public Comment: There were no Public Comments received.

Director Comment:

Director Becker noted his satisfaction with changes to pool operations and requested the Board consider amending Architectural Review policies and procedures to remove application costs for minor modifications.

### CONSENT AGENDA

Mr. Gray reviewed the items on the consent agenda with the Board. Mr. Gray advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Byrd, seconded by Director Becker, the following

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items on the consent agenda were unanimously approved, ratified, and adopted:

A. Minutes – February 13, 2024, Regular Meeting.

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DISTRICT MANAGER  
ITEMS

District Manager’s Report: Mr. Parrish noted the District Manager’s Report was included as an informational enclosure in the meeting packet and provided an opportunity for Directors to ask questions. Director Becker requested clarification regarding Filing 2 maintenance repairs for hydroseeding and Mr. Kenfield responded.

Community Manager’s Report: Mr. Parrish noted the Community Manager’s Report was included as an informational enclosure in the meeting packet and provided an opportunity for Directors to ask questions.

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FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending February 29, 2024, with the Board and answered questions. Following review and discussion, upon a motion duly made by Director Becker, seconded by Director Galbraith, and upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending February 29, 2024, as presented.

District No. 2 Bond Refinancing Update: Ms. Kaminski provided the District No. 2 Bond Refinancing Update to the Board and answered questions.

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LEGAL MATTERS

Public Entity Digital Accessibility Standards Memorandum: Mr. Gray discussed the Public Entity Digital Accessibility Standards Memorandum with the Board and answered questions.

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DIRECTOR  
MATTERS

District No. 2 Board of Directors Report to District No. 1 Board of Directors: Director Becker presented the District No. 2 Board of Directors Report to the District No. 1 Board of Directors and noted standard operations and limited activity.

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OTHER  
MATTERS

There were no Other Matters to come before the Board.

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### ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Becker, seconded by Director Galbraith and, upon unanimous vote, the meeting was adjourned at 6:39 p.m.

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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

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Andrew Kunkel, Recording Secretary for the Meeting

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