

RECORD OF PROCEEDINGS

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

HELD
July 9, 2024

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

ATTENDANCE

Directors in Attendance:

Dallas Becker
Steven Galbraith
Raymon Byrd
Britton Weimer

Directors Absent but Excused:

Dr. Angelic Cole

Also in Attendance:

Matt Gray; White Bear Ankele Tanaka & Waldron, P.C.
Kenny Parrish, Tracie Kaminski, Andrew Kunkel, and Ronnie Kenfield;
Pinnacle Consulting Group, Inc.
Lyndsey Paavilainen; Brookfield Residential, LLC.
Heather Coonts 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 Mr. Parrish at 6:04 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 five 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

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were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda: The Board considered the approval of the agenda. 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 approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

CONSENT AGENDA

Mr. Parrish reviewed the items on the consent agenda with the Board. Mr. Parrish 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 Galbraith, seconded by Director Becker, the following items on the consent agenda were unanimously approved, ratified, and adopted:

A. Minutes – April 9, 2024, Regular Meeting.

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.

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.

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending May 31, 2024, with the Board. Mr. Gray discussed a clerical error that occurred during a bond interest payment in June and noted that matter had been corrected and public notices were issued for transparency. Following review and discussion, upon a motion duly made by Director Becker, seconded by Director Galbraith, and upon vote, unanimously carried, it was

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RESOLVED to accept the unaudited Financial Statements for the period ending May 31, 2024, as presented.

2023 Audit: Ms. Kaminski reviewed the 2023 Audit with the Board and answered questions. Ms. Kaminski reported that the audit received a clean unmodified opinion. 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 2023 Audit contingent upon a two-week review period to allow the Board of Directors adequate time to review and pose questions.

DIRECTOR
MATTERS

District No. 2 Board of Directors Report to District No. 1 Board of Directors: Director Becker discussed his intention to address District No. 1 initiatives regarding lake activation. Director Becker requested clarification regarding balances owed for pool guest passes and Mr. Parrish noted this would be addressed during the Community Manager's report in the District No. 1, 3, and 4 Board meeting.

OTHER
MATTERS

There were no Other Matters to come before the Board.

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 6:21 p.m.

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

Respectfully submitted,

Andrew Kunkel, Recording Secretary for the Meeting