

## RECORD OF PROCEEDINGS

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

**HELD**  
**April 11, 2023**

The Regular Meeting of the Board of Directors of St. Vrain Lakes Metropolitan District No. 2 was held via videoconference at 6:00 p.m. on Tuesday, April 11, 2023. Notice of the Regular Meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Tracy Roberts, Vice President  
Michelle Busse, Secretary/Treasurer  
Dallas Becker, Assistant Secretary

Directors Absent, but Excused:

Jessica Adams, President  
James Palmer, Assistant Secretary

Also in Attendance:

Eve Velasco, Esq.; White Bear Ankele Tanaka & Waldron, P.C.  
Lyndsey Paavilainen; Brookfield Residential.  
Tiffany Skoglund, Kenny Parrish, Jordan Wood; Pinnacle Consulting Group, Inc.  
Several Members of the Public.

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CALL TO  
ORDER

The Regular Meeting of the St. Vrain Lakes Metropolitan District No. 2 was called to order at 6:06 p.m. by Ms. Velasco, noting that a quorum was present with 3 out of 5 Directors present. Each of the Directors confirmed their qualifications to serve on the Board. Ms. Velasco also confirmed that prior to the meeting each of the Directors had been notified of the meeting.

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CONFLICTS  
OF INTEREST  
DISCLOSURE

Ms. Velasco advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at a meeting. Ms. Velasco reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the 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. Ms. Velasco inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. Additionally,

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the Board determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Board to act.

APPROVAL  
OF AGENDA

The Board considered the approval of the agenda. Upon motion duly made by Director Busse, seconded by Director Becker, and upon vote, unanimously carried, it was

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

APPROVAL OF  
MINUTES

The Board reviewed the minutes of the February 14, 2023 Regular Meeting of the Board of Directors. Following review and discussion, upon motion duly made by Director Becker, seconded by Director Busse, and upon vote, unanimously carried, it was

**RESOLVED** to approve the minutes of the February 14, 2023 Regular Meeting of the Board of Directors, as presented.

PUBLIC COMMENT

Mr. Ted Walker requested signage at the Pickleball Courts stating that the courts are private.

Ms. Gen O'Bryan expressed concern about the filling of Barefoot Lakes for this season and requested further information on this matter. Ms. Skoglund noted that this issue would be addressed at the St. Vrain Lakes MD Nos. 1, 3, and 4 meeting to follow.

Mr. Bert Miller requested the company's name who authorizes the water pumps at St. Vrain Lakes and wanted to know ultimately who is responsible for the fish stocking, aeration, and filling the lake. Ms. Skoglund noted that this issue would be addressed at the St. Vrain Lakes MD Nos. 1, 3, and 4 meeting to follow.

Ms. Lee Johnson-Hesson requested permission to display the community yard sale sign near the Barefoot Lakes sign in addition to reimbursement from the Board for the yard sale signs. Ms. Skoglund noted that this issue would be addressed at the St. Vrain Lakes MD Nos. 1, 3, and 4 meeting to follow.

Mr. Navraj Singh asked for clarification and distinction between Districts. He also asked for clarification on what resident fees and taxes are specifically allocated to.

Mr. G Garcia-Ortiz asked about the Enhancement Committee's budget and what that money was or is going to be used for.

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Mr. Joseph Cobucci expressed interest in volunteering for the committees and requested information about how to get involved.

DIRECTOR  
COMMENTS

Director Becker responded to Mr. Walker's request and explained the Pickleball Courts are not private property and are open to the public's use.

Director Becker responded to Mr. Singh's public comment regarding allocation of resident fees and taxes and reported a public community meeting will be held on June 15<sup>th</sup> 6:00pm-8:00pm at the Cove where his questions will be addressed and explained further.

Director Becker responded to Mr. Ortiz's public comment and advised the Enhancement Committee has a budget to allocate to different areas of the district and encouraged him to provide suggestions.

Director Roberts requested more elaboration for the public on the differentiation among the Districts. Director Becker explained District No. 2 represents the residents and the community whereas District No. 1 was made up of the Developer Team, and District Nos. 3 and 4 are there for the future buildout of the community.

FINANCIAL  
MATTERS

There were no Financial Matters discussed at this meeting.

MANAGEMENT  
MATTERS

Manager's Report: Ms. Skoglund presented the manager's report and answered questions.

Operations and Maintenance Report: Ms. Skoglund presented the Operations and Maintenance report and answered questions.

YMCA Report: Ms. Skoglund presented the YMCA Report and answered questions.

LEGAL MATTERS

Update on May 2023 Election: Ms. Velasco provided an update on the May 2023 Election. Ms. Velasco reported the election was cancelled and there will be one vacancy on the Board following the election for a 2025 Term.

Discuss Options to Address Post-Election Vacancy on Board of Directors: Following discussion, the Board determined to ask the candidate who withdrew his Self-Nomination Form to avoid a contested election if he would like to be appointed to the Board to fill the vacancy.

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Informational Documents: Ms. Velasco presented to the Board informational attachments. Ms. Velasco reported these would be uploaded on the district's website and answered questions.

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PUBLIC COMMENT This matter was tabled due to time constraints.

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ADJOURNMENT There being no further business to come before the Board, upon motion duly made by Director Busse, seconded by Director Becker, and upon vote, unanimously carried, the meeting was adjourned at 6:35 p.m.

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

Respectfully submitted,

DocuSigned by:  
*Jordan Wood*  
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Jordan Wood, Recording Secretary for the Meeting