

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1, 3, & 4

HELD
October 8, 2024

The Regular Meeting of St. Vrain Lakes Metropolitan District Nos. 1, 3, and 4 was held via Zoom and Teleconference on Tuesday, October 8, 2024, at 7:30 p.m.

ATTENDANCE

Directors in Attendance:

Christopher Bremner
Lyndsey Paavilainen
Neil Simpson
Anastasia Urban

Also in Attendance:

Matt Gray; White Bear Ankele Tanaka & Waldron, P.C.
Kevin Mitts, Tracie Kaminski, Logan Powell, Stanley Holder, and
Andrew Kunkel; Pinnacle Consulting Group, Inc.
Heather Coonts, Kathryn Rorer and Aulia Steinbis; The Management
Trust
Keegan McCormack; Kimley Horn
Several Members of the Public.

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Boards of Directors (collectively, the “Boards”) of the St. Vrain Lakes Metropolitan District Nos. 1, 3, and 4 (collectively, the “District”) was called to order by Director Bremner at 7:34 p.m.

Coordinated Meetings: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official actions reflected in these minutes shall be deemed to be the actions of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Mitts noted that a quorum was present, with four out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Boards. Mr. Gray advised the Boards 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

RECORD OF PROCEEDINGS

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 Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Gray inquired into whether members of the Boards 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 Boards to act.

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

RESOLVED to approve the agenda, as amended to move V Capital Infrastructure Items D-G to follow I Administrative Item G.

Public Comment:

David Thompson commented regarding the condition of Honey Locust trees in the district and Mr. Powell responded.

Director Comment:

Director Bremner requested Mr. Powell investigate the origin and installation of the District's Honey Locust Trees.

Report From District No. 2 Board of Directors: Director Becker presented the Report from the District No. 2 Board of Directors. Director Becker discussed a request provided by residents during the District No. 2 meeting for hybrid Board meetings to allow in person attendance at The Cove. Director Becker recommended utilizing remaining enhancement funds for modifications to the District's pickleball courts to replace existing crushed rock with larger rock to reduce the potential for slips and falls. Director Becker discussed a home in violation of the District bylaws and recommended the District initiate covenant enforcement action against the homeowner.

CAPITAL
INFRASTRUCTURE
ITEMS

Cost Acceptance Resolution (Filing 4 Infrastructure): Mr. McCormick and Mr. Gray presented the Cost Acceptance Resolution (Filing 4 Infrastructure) to the Boards. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Urban, and upon vote, unanimously carried, it was

RECORD OF PROCEEDINGS

RESOLVED to approve the Cost Acceptance Resolution (Filing 4 Infrastructure), pursuant to the Resolution Regarding Acceptance of District Eligible Costs Filing No. 4, Filing No. 5, Barefoot Lakes Parkway & Ronald Reagan Boulevard Infrastructure for District No. 1.

Cost Acceptance Resolution (Filing 5 Infrastructure): Mr. McCormick and Mr. Gray presented the Cost Acceptance Resolution (Filing 5 Infrastructure) to the Boards. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to approve the Cost Acceptance Resolution (Filing 5 Infrastructure), pursuant to the Resolution Regarding Acceptance of District Eligible Costs Filing No. 4, Filing No. 5, Barefoot Lakes Parkway & Ronald Reagan Boulevard Infrastructure for District No. 1.

Cost Acceptance Resolution (Barefoot Lakes Parkway Infrastructure): Mr. McCormick and Mr. Gray presented the Cost Acceptance Resolution (Barefoot Lakes Parkway Infrastructure) to the Boards. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to approve the Cost Acceptance Resolution (Barefoot Lakes Parkway Infrastructure), pursuant to the Resolution Regarding Acceptance of District Eligible Costs Filing No. 4, Filing No. 5, Barefoot Lakes Parkway & Ronald Reagan Boulevard Infrastructure for District No. 1.

Cost Acceptance Resolution (Ronald Reagan Boulevard Infrastructure): Mr. McCormick and Mr. Gray presented the Cost Acceptance Resolution (Ronald Reagan Boulevard Infrastructure) to the Boards. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to approve the Cost Acceptance Resolution (Ronald Reagan Boulevard Infrastructure), pursuant to the Resolution Regarding Acceptance of District Eligible Costs Filing No. 4, Filing No. 5, Barefoot Lakes Parkway & Ronald Reagan Boulevard Infrastructure for District No. 1.

CONSENT AGENDA

Mr. Mitts reviewed the items on the consent agenda with the Boards. Mr. Mitts advised the Boards that any additional item may be removed from the consent agenda to the regular agenda upon the request of any Director. No additional items were requested to be removed from the consent

RECORD OF PROCEEDINGS

agenda. Director Paavilainen requested confirmation that the Contract Modification amounts are in alignment with the approved 2024 Budget and Mr. Powell responded in the affirmative. Upon a motion duly made by Director Urban, seconded by Director Bremner, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- A. Minutes – September 4, 2024, Special Meeting.
- B. Payment of Claims.
- C. Contract Modifications.

DISTRICT MANAGER
ITEMS

District Manager’s Report: Mr. Mitts and Mr. Powell presented the District Manager’s Report to the Boards. Director Bremner requested confirmation from Mr. Powell regarding his understanding of native area management concerns and Mr. Powell responded in the affirmative.

COMMUNITY
MANAGEMENT
ITEMS

Community Manager’s Report: Ms. Coonts presented the Community Manager’s Report to the Boards. Director Paavilainen complemented Ms. Coonts and her team on their successful implementation of community events during 2024.

Accessibility Resolution Designating The Management Trust: Mr. Gray discussed the Accessibility Resolution Designating The Management Trust and noted minor modifications to be presented at the next regular meeting.

CAPITAL
INFRASTRUCTURE
ITEMS CONT.

District Project Manager Update: Mr. Holder provided the District Project Manager Update to the Boards.

Playground Equipment Contract Ratification: Mr. Holder requested the Boards ratify the Playground Equipment Contract with Playco Park Builder, Inc. Director Paavilainen requested confirmation that the ratification amount is in alignment with the approved 2024 Budget and Mr. Holder responded in the affirmative. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Bremner, and upon vote, unanimously carried, it was

RESOLVED to ratify the Playground Equipment Contract with Playco Park Builder, Inc., as presented.

District Build Project for Filing 7A Landscaping & Monumentation: Mr. Holder, Director Paavilainen, and Mr. Gray discussed the District Build Project for Filing 7A Landscaping and Monumentation with the Boards.

RECORD OF PROCEEDINGS

Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Bremner, and upon vote, unanimously carried, it was

RESOLVED to delegate Director Bremner authority to execute contracts relating to the initial process required for district build projects for the Filing 7A Landscaping and Monumentation District Build Project.

Contracts Related to Filing 7A Public Infrastructure and Landscaping Construction Project: Mr. Holder, Director Paavilainen, and Mr. Gray discussed the Contracts related to Filing 7A Public Infrastructure and Landscaping Construction Project with the Boards. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Bremner, and upon vote, unanimously carried, it was

RESOLVED to delegate Director Bremner authority to execute contracts relating to the initial process required for district build projects for the Filing 7A Public Infrastructure and Landscaping Construction Project.

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending August 31, 2024, with the Boards. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Urban, and upon vote, unanimously carried, it was

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

LEGAL ITEMS

Petition for Inclusion of Property (District No. 3): Mr. Gray opened the public hearing on the Petition for Inclusion of Property (District No. 3). Mr. Gray noted that the notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There was no public comment, and the hearings were closed. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution concerning the Petition and Order for Inclusion of Property (District No. 3), as presented.

RECORD OF PROCEEDINGS

Petition for Inclusion of Property (District No. 4): Mr. Gray opened the public hearing on the Petition for Inclusion of Property (District No. 4). Mr. Gray noted that the notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There was no public comment, and the hearings were closed. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution concerning the Petition and Order for Inclusion of Property (District No. 4), as presented.

Petition for Exclusion of Property (District No. 1): Mr. Gray opened the public hearing on the Petition for Exclusion of Property (District No. 1). Mr. Gray noted that the notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There was no public comment, and the hearings were closed. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution concerning the Petition and Order for Exclusion of Property (District No. 1), as presented.

Agreement with Pel-Ona for New Construction Design Review Consultant Services: Director Paavilainen presented the Agreement with Pel-Ona for New Construction Design Review Consultant Services to the Boards. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to approve the Agreement with Pel-Ona for New Construction Design Review Consultant Services, as presented.

DIRECTOR
MATTERS

There were no Director Matters to come before the Boards.

OTHER
MATTERS

There were no Other Matters to come before the Boards.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Bremner, seconded by Director Simpson, and upon unanimous vote, the meeting was adjourned at 8:27 p.m.

RECORD OF PROCEEDINGS

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

Respectfully submitted,

Andrew Kunkel

Andrew Kunkel, Recording Secretary for the Meeting