

RECORD OF PROCEEDINGS

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

HELD
October 8, 2024

The Regular Meeting of St. Vrain Lakes Metropolitan District No. 2 was held via Zoom and Teleconference on Tuesday, October 8, 2024, at 6:00 p.m.

ATTENDANCE

Directors in Attendance:

Dallas Becker
Dr. Angelic Cole
Raymon Byrd

Directors Absent but Excused:

Steven Galbraith
Britton Weimer

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.
Lyndsey Paavilainen; District Nos. 1, 3, & 4 Board Member
Heather Coonts, Kathryn Rorer and Aulia Steinbis; 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. Mitts at 6:01 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Mitts noted that a quorum was present, with three 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

RECORD OF PROCEEDINGS

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.

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

RESOLVED to approve the agenda, as presented.

Public Comment:

Carla Fairchilds requested the Board consider holding in person Board meetings and asked if the Community Meetings scheduled for October 3rd are being rescheduled.

Director Comment:

Director Becker inquired regarding remaining funds in the enhancement budget and suggested modifying the District's pickleball courts to replace existing crushed rock with larger rock to reduce the potential for slips and falls.

CONSENT AGENDA

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

A. Minutes – September 24, 2024, Special Meeting.

DISTRICT MANAGER
ITEMS

District Manager's Report: Mr. Mitts and Mr. Powell presented the District Manager's Report to the Board and provided an opportunity for Directors to ask questions.

Community Manager's Report: Ms. Coonts presented the Community Manager's Report to the Board. Director Becker requested clarification regarding the total number of lakes passes issued to date and Ms. Coonts responded.

RECORD OF PROCEEDINGS

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending August 31, 2024, 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 accept the unaudited Financial Statements for the period ending August 31, 2024, as presented.

LEGAL MATTERS

Director Compensation: Mr. Gray discussed the authorization and implementation of Director Compensation for Board meeting attendance. Director Cole requested clarification regarding the origin of the funds necessary to pay Director Fees and Mr. Gray, Ms. Kaminski, and Director Becker responded. Director Becker requested Directors Cole and Byrd share their opinion on the implementation of Director Compensation and each Director responded. Following review and discussion, upon a motion duly made by Director Becker, seconded by Director Cole, and upon vote, unanimously carried, it was

RESOLVED to authorize the implementation of Director Compensation in an amount not to exceed \$2400 annually and \$100 per Director per meeting.

DIRECTOR MATTERS

District No. 2 Board of Directors Report to District No. 1 Board of Directors: Director Becker discussed the District No. 2 Board of Directors Report to the District No. 1 Board of Directors with recommendations for utilizing remaining funds in the enhancement budget for modifications to the District's pickleball courts and covenant enforcement for a home in the District. Directors Cole and Byrd concurred with Director Becker's recommendations.

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 Cole and, upon unanimous vote, the meeting was adjourned at 6:31 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