

# RECORD OF PROCEEDINGS

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

**HELD**  
**July 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, July 11, 2023. Notice of the Regular Meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Jessica Adams  
Raymond Byrd  
Dr. Angelic Cole  
Dallas Becker

Also in Attendance:

Eve Velasco, Esq.; White Bear Ankele Tanaka & Waldron, P.C.  
Lyndsey Paavilainen and Chris Bremner; Brookfield Residential.  
Kenny Parrish, Andrew Kunkel, Jordan Wood, Amanda Castle, and Tracie Kaminski; Pinnacle Consulting Group, Inc.  
Greg Livin and Cody Pittman; WipFli, LLP.  
Several Members of the Public.

CALL TO  
ORDER

The Regular Meeting of the St. Vrain Lakes Metropolitan District No. 2 was called to order at 6:02 p.m. by Director Adams, noting that a quorum was present with 4 out of 4 Directors present. Each of the Directors confirmed their qualifications to serve on the Board.

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

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APPROVAL  
OF AGENDA

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

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

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APPOINTMENT TO  
FILL BOARD  
VACANCY

Mr. Parrish addressed the Board noting there is one interested candidate to fill the vacancy on the Board of Directors for District No. 2. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Bremner, and upon vote, unanimously carried, it was

**RESOLVED** to appoint Steven Galbraith to the Board of Directors.

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

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

Dallas Becker – President/Treasurer  
Jessica Adams – Vice President  
Dr. Angelic Cole – Secretary  
Raymond Byrd – Assistant Secretary  
Steven Galbraith – Assistant Secretary

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PUBLIC COMMENT

There we no Public Comments brought before the Board.

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DIRECTOR  
COMMENTS

Director Becker stated Mr. Parrish, YMCA, and MSI's performance was exemplary and acknowledged their success.

Director Adams requested the emergency contact information for any reports be given to the new Directors on the Board.

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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 Adams and seconded by Director Becker, the following items on the consent agenda were unanimously approved, ratified and adopted:

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## A. Minutes – April 11, 2023, Regular Meeting Minutes.

### MANAGEMENT MATTERS

Managers' Report: Mr. Parrish asked if the Board had any questions with the Managers' Reports and reported these would be presented in the District Nos. 1, 3, and 4 Board Meeting.

Update Regarding District Website: Mr. Parrish provided an update to the Board regarding the rollout of the new District Website, noting that the Annual Administrative Matters Resolution would need to be amended, and answered questions.

### FINANCIAL ITEMS

Financial Report: Ms. Kaminski reviewed with the Boards the unaudited Financial Statements for the period ending March 31, 2023, and answered questions. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Bremner, and upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending March 31, 2023, as presented.

2022 Audited Financials: Mr. Livin reviewed the 2022 Audit for District No. 2 with the Board and answered questions. Mr. Livin reported that the audit received a clean unmodified opinion. Following review and discussion, upon a motion duly made by Director Becker, seconded by Director Adams, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2022 Audit for District No. 2, subject to comments and questions from the Board by July 18, 2023.

### LEGAL MATTERS

There were no Legal Matters brought before the Board.

### 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 Cole, seconded by Director Becker, and upon vote, unanimously carried, the meeting was adjourned at 6:34 p.m.

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