

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1  
ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 2  
ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 3  
ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 4

HELD  
September 11, 2017

The Combined Special Meeting of the Boards of Directors (collectively, "Board") of St. Vrain Lakes Metropolitan District No. 1, St. Vrain Lakes Metropolitan District No. 2, St. Vrain Lakes Metropolitan District No. 3, and St. Vrain Lakes Metropolitan District No. 4 (collectively, "Districts") was held at the High Plains Library District – Carbon Valley Regional Library, 7 Park Avenue, Firestone, Colorado at 1:00 p.m. on Monday, September 11, 2017. Notice of the Combined Meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Marc Savela, President (Nos. 1-4)  
Ashley Taruffelli, Secretary/Treasurer (via Telephone) (Nos. 1-4)  
Neil Simpson, Assistant Secretary (Nos. 1-4)

Directors Absent but Excused:

Shannon Robbins, Director (No. 1)  
David Carro, Director (No. 1)

Also in Attendance:

Kammy Tinney, Tom Flock, and Chelsey Green; Pinnacle Consulting Group, Inc.  
Blair M. Dickhoner, Esq.; White Bear Ankele Tanaka & Waldron, P.C.

CALL TO  
ORDER

The Combined Special Meeting of the Boards of Directors of St. Vrain Lakes Metropolitan Districts Nos. 1, 2, 3, and 4 was called to order at 1:09 p.m. by Chairman Savela, noting that a quorum was present for each of the Boards. Each of the Directors confirmed their qualifications to serve on the Boards. Chairman Savela also confirmed that prior to the meeting each of the Directors had been notified of the meeting.

COMBINED  
MEETINGS

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

## RECORD OF PROCEEDINGS

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CONFLICTS OF  
INTEREST  
DISCLOSURE

Mr. Dickhoner noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's Office, disclosing that potential conflicts of interest may exist, as all Board Members are employees of Brookfield Residential, which is associated with the primary landowner and developer of land within the Districts. Mr. Dickhoner advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. 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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PUBLIC  
COMMENT

There were no members of the public present.

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CONSENT  
AGENDA

The Board reviewed the following items on the consent agenda:

- A. Approval of agenda, as presented
- B. Approval of August 8, 2017 meeting minutes; ratify actions taken at the August 8, 2017 meeting

Following brief discussion and review of the remaining consent agenda items, upon motion duly made by Director Savela, seconded by Director Simpson and, upon unanimous vote, it was

**RESOLVED** to approve the items on the consent agenda, including the minutes as presented.

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LEGAL  
MATTERS

Petition for Inclusion of Property owned by St. Vrain Lakes Metropolitan District No. 1 into District No. 1: Mr. Dickhoner reported that the District No. 1 Board received a petition from St. Vrain Lakes Metropolitan District No. 1 for inclusion into St. Vrain Lakes Metropolitan District No. 1 boundaries for real property generally described as all of Lot 7, Block 14 and Tract R, Barefoot Lakes Filing No. 1 Plat as recorded under Reception No. 4145010 in the Office of the Clerk and Recorder of Weld County, Colorado, being a portion of the south half of Section 35 and the northwest quarter of the southwest quarter of Section 36, Township 3 North, Range 68 west of the Sixth Principal Meridian. Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 30, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the inclusion petition, and upon motion duly made by Director Savela, and seconded by Director Tarufelli, it was unanimously

## RECORD OF PROCEEDINGS

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**RESOLVED** to approve a Resolution concerning the inclusion into the boundaries of St. Vrain Lakes Metropolitan District No. 1. The Board further directed Mr. Dickhoner to complete the inclusion as described in the approving resolution.

Petition for Inclusion of Property owned by Barefoot, LLC into District No. 1: Mr. Dickhoner reported that the District No. 1 Board received a petition from Barefoot, LLC for inclusion into St. Vrain Lakes Metropolitan District No. 1 boundaries for real property generally described as follows:

A parcel of land being a portion of the northeast quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, in the County of Weld, Colorado,

A parcel of land being a portion of Lot A and Lot B, recorded Exemption No. 1207-25-1RE1840 as recorded under Reception No. 2479616 in the Office of the Clerk and Recorder of Weld County, Colorado, situated in the northeast quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian,

A parcel of land being a portion of Lot A and Lot B, Recorded Exemption No. 1207-25-1-RE1840 as recorded under Reception No. 2479616 in the Office of the Clerk and Recorder of Weld County, Colorado, situated in the northeast quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian,

A parcel of land being a portion of the northwest quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado,

A parcel of land being a portion of the southwest quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado,

A parcel of land being a portion of the southeast quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado,

A parcel of land being a portion of the north half of the northeast quarter of Section 36, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado,

A parcel of land being a portion of the northwest quarter of the northwest quarter of Section 36, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado,

## RECORD OF PROCEEDINGS

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A parcel of land being a portion of the southeast quarter of the northwest quarter of Section 36, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado,

A parcel of land being a portion of Lot 1, Block 16, St. Vrain Lakes Filing No. 1 Plat, as recorded under Reception No. 3467131 in the Office of the Clerk and Recorder of Weld County, Colorado, situated in the southwest quarter of Section 35, Township 3 North, Range 68 west of the Sixth Principal Meridian.

Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 23, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the inclusion petition, and upon motion duly made by Director Savela, and seconded by Director Taruffelli, it was unanimously

**RESOLVED** to approve a Resolution concerning the inclusion into the boundaries of St. Vrain Lakes Metropolitan District No. 1. The Board further directed Mr. Dickhoner to complete the inclusion as described in the approving resolution.

Petition for Inclusion of Property owned by Barefoot, LLC into District No. 2: Mr. Dickhoner reported that the District No. 2 Board received a petition from Barefoot, LLC for inclusion into St. Vrain Lakes Metropolitan District No. 2 boundaries for real property generally described as a Parcel of land located in the west half Section 35, Township 3 North, Range 68 west of the Sixth Principle Meridian, Weld County, Colorado. Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 23, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the inclusion petition, and upon motion duly made by Director Savela, and seconded by Director Taruffelli, it was unanimously

**RESOLVED** to approve a Resolution concerning the inclusion into the boundaries of St. Vrain Lakes Metropolitan District No. 2. The Board further directed Mr. Dickhoner to complete the inclusion as described in the approving resolution.

Petition for Inclusion of Property owned by Barefoot, LLC into District No. 3: Mr. Dickhoner reported that the District No. 3 Board received a petition from Barefoot, LLC for inclusion into St. Vrain Lakes Metropolitan District No. 3 boundaries for real property generally described as follows:

A Parcel of land in Section 25, Township 3 North, Range 68 west of the Sixth Principle Meridian, Weld County, Colorado, and

A Parcel of land located in the southeast quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado.

## RECORD OF PROCEEDINGS

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Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 23, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the inclusion petition, and upon motion duly made by Director Savela, and seconded by Director Tarufelli, it was unanimously

**RESOLVED** to approve a Resolution concerning the inclusion into the boundaries of St. Vrain Lakes Metropolitan District No. 3. The Board further directed Mr. Dickhoner to complete the inclusion as described in the approving resolution.

Petition for Inclusion of Property owned by Barefoot, LLC into District No. 4: Mr. Dickhoner reported that the District No. 4 Board received a petition from Barefoot, LLC for inclusion into St. Vrain Lakes Metropolitan District No. 4 boundaries for real property generally described as follows:

A part of Lots B, recorded Exemption No. 1207-25-2-RE-4103, as recorded under Reception No. 3303561, all of Lots A and B, recorded exemption 1207-25-1RE1840, as recorded under Reception No. 2479616, both in the Office of the Clerk and Recorder of Weld County, Colorado, and a part of the north half of the northeast quarter of Section 25, all being a portion of the north half of Section 25 Township 3 North, Range 68 west of the Sixth Principal Meridian.

Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 23, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the inclusion petition, and upon motion duly made by Director Savela, and seconded by Director Tarufelli, it was unanimously

**RESOLVED** to approve a Resolution concerning the inclusion into the boundaries of St. Vrain Lakes Metropolitan District No. 4. The Board further directed Mr. Dickhoner to complete the inclusion as described in the approving resolution.

Petition for Exclusion of Property owned by Barefoot, LLC from District No. 1: Mr. Dickhoner reported that the District No. 1 Board received a petition from Barefoot, LLC for exclusion from St. Vrain Lakes Metropolitan District No. 1 boundaries for real property generally described as a portion of the northwest quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado, Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 23, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the exclusion petition, and upon motion duly made by Director Simpson, and seconded by Director Savela, it was unanimously

## RECORD OF PROCEEDINGS

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**RESOLVED** to approve a Resolution concerning the exclusion from the boundaries of St. Vrain Lakes Metropolitan District No. 1. The Board further directed Mr. Dickhoner to complete the exclusion as described in the approving resolution.

Petition for Exclusion of Property owned by Barefoot, LLC from District No. 2: Mr. Dickhoner reported that the District No. 2 Board received a petition from Barefoot, LLC for exclusion from St. Vrain Lakes Metropolitan District No. 2 boundaries for real property generally described as follows:

A Parcel of land being a portion of the north half of the northeast quarter of Section 36, Township 3 North, Range 68 west of the Sixth Principle Meridian, Weld County, Colorado,

A Parcel of land being a portion of the northwest quarter of the northwest quarter of Section 36, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado,

A Parcel of land being a portion of the southeast quarter of the northwest quarter of Section 36, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado,

A parcel of land being a portion of Lot 1, Block 16, St. Vrain Lakes Filing No. 1 Plat, as recorded under Reception No. 3467131 in the Office of the Clerk and Recorder of Weld County, Colorado, situated in the southwest quarter of Section 35, Township 3 North, Range 68 west of the Sixth Principal Meridian,

A Parcel of land being a portion of the south half of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado.

Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 23, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the exclusion petition, and upon motion duly made by Director Simpson, and seconded by Director Savela, it was unanimously

**RESOLVED** to approve a Resolution concerning the exclusion from the boundaries of St. Vrain Lakes Metropolitan District No. 2. The Board further directed Mr. Dickhoner to complete the exclusion as described in the approving resolution.

Petition for Exclusion of Property owned by St. Vrain Lakes Metropolitan District No. 1 from District No. 2: Mr. Dickhoner reported that the District No. 2 Board received a petition from St. Vrain Lakes Metropolitan District No. 1 for exclusion from St. Vrain

## RECORD OF PROCEEDINGS

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Lakes Metropolitan District No. 2 boundaries for real property generally described as follows:

All of Lot 7, Block 14 and Tract R, Barefoot Lakes Filing No. 1 Plat as recorded under Reception No. 4145010 in the Office of the Clerk and Recorder of Weld County, Colorado, being a portion of the south half of Section 35 and the northwest quarter of the southwest quarter of Section 36, Township 3 North, Range 68 west of the Sixth Principal Meridian, and

All of Tract N, Barefoot Lakes Filing No. 1 Plat as recorded under Reception No. 4145010 in the Office of the Clerk and Recorder of Weld County, Colorado, being a portion of the northeast quarter of Section 35, Township 3 North, Range 68 west of the Sixth Principal Meridian.

Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 30, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the exclusion petition, and upon motion duly made by Director Simpson, and seconded by Director Savela, it was unanimously

**RESOLVED** to approve a Resolution concerning the exclusion from the boundaries of St. Vrain Lakes Metropolitan District No. 2. The Board further directed Mr. Dickhoner to complete the exclusion as described in the approving resolution.

Petition for Exclusion of Property owned by Barefoot, LLC from District No. 3: Mr. Dickhoner reported that the District No. 3 Board received a petition from Barefoot, LLC for exclusion from St. Vrain Lakes Metropolitan District No. 3 boundaries for real property generally described as follows:

A parcel of land being a portion of the southwest quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principle Meridian, Weld County, Colorado,

A parcel of land being a portion of the southeast quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado.

Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 23, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the exclusion petition, and upon motion duly made by Director Simpson, and seconded by Director Savela, it was unanimously

## RECORD OF PROCEEDINGS

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**RESOLVED** to approve a Resolution concerning the exclusion from the boundaries of St. Vrain Lakes Metropolitan District No. 3. The Board further directed Mr. Dickhoner to complete the exclusion as described in the approving resolution.

Petition for Exclusion of Property owned by Barefoot, LLC from District No. 4: Mr. Dickhoner reported that the District No. 4 Board received a petition from Barefoot, LLC for exclusion from St. Vrain Lakes Metropolitan District No. 4 boundaries for real property generally described as follows:

A Parcel of land being a portion of the northeast quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, county of Weld, Colorado,

A Parcel of land being a portion of Lot A and Lot B, recorded Exemption No. 1207-25-1RE1840 as recorded under Reception No. 2479616 in the Office of the Clerk and Recorder of Weld County, Colorado, situated in the northeast quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian,

A Parcel of land being a portion of the northwest quarter of Section 25, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado,

A Parcel of land located in the west half of Section 35, Township 3 North, Range 68 west of the Sixth Principal Meridian, County of Weld, Colorado, and

A Parcel of land located in the southeast quarter of Section 25, Township 3 North, Range 68 West of the Sixth Principal Meridian, County of Weld, Colorado.

Director Savela opened the public hearing. Mr. Dickhoner reported that notice of the hearing had been published in the Ft. Lupton Press on August 23, 2017 in accordance with state law. Upon receiving no comments, the public hearing was closed. Upon review of the exclusion petition, and upon motion duly made by Director Simpson, and seconded by Director Savela, it was unanimously

**RESOLVED** to approve a Resolution concerning the exclusion from the boundaries of St. Vrain Lakes Metropolitan District No. 4. The Board further directed Mr. Dickhoner to complete the exclusion as described in the approving resolution.

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### MANAGEMENT MATTERS

Approval of Amended and Restated Meeting Resolution: Ms. Tinney presented the Joint Resolution of the Boards of Directors of St. Vrain Lakes Metropolitan District Nos. 1-4 Amending Designated Location for Posting of 72-Hour and 24-Hour Notices for approval by the Board. Following discussion, upon motion duly made by Director Simpson, seconded by Director Tarufelli and, upon unanimous vote, it was



## RECORD OF PROCEEDINGS

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**RESOLVED** to approve the Resolution of the Boards of Directors of St. Vrain Lakes Metropolitan District Nos. 1-4 Amending Designated Location for Posting of 72-Hour and 24-Hour Notices

Approval of Amended and Restated Fee Resolution: Ms. Tinney presented the First Amendment to the Joint Resolution of the Boards of Directors of St. Vrain Lakes Metropolitan District Nos. 1-4 Regarding Imposition of District Fees for approval by the Board. Following discussion, upon motion duly made by Director Tarufelli, seconded by Director Simpson and, upon unanimous vote, it was

**RESOLVED** to approve the First Amendment to the Joint Resolution of the Boards of Directors of St. Vrain Lakes Metropolitan District Nos. 1-4 Regarding Imposition of District Fees

Approval of GeoLens, Inc. Contract: Ms. Tinney presented an Independent Contractor Agreement with GeoLens, Inc. for Software as a Service solutions. Upon motion duly made by Director Simpson, seconded by Director Tarufelli and, upon vote, unanimously carried, it was

**RESOLVED** to approve the Independent Contractor Agreement with GeoLens, Inc. to provide Software as a Service solutions, as presented.

Approval of High Plains Environmental Center Contract: Ms. Tinney presented an Independent Contractor Agreement with High Plains Environmental Center for open space management and maintenance services. Upon motion duly made by Director Simpson, seconded by Director Tarufelli and, upon vote, unanimously carried, it was

**RESOLVED** to approve the Independent Contractor Agreement with High Plains Environmental Center to provide hosting and software services, not to exceed \$20,000, pending final authorization by Director Carro or Director Savela.

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OTHER  
MATTERS

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Directors' Comments: There were no items brought before the Board for consideration.

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## RECORD OF PROCEEDINGS

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ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Tarufelli, seconded by Director Simpson, and upon unanimous vote, the meeting was adjourned at 1:20 p.m.

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

Respectfully submitted,

  
Chelsey Green, Recording Secretary for the Meeting