

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF

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

**HELD
NOVEMBER 30, 2020**

The Combined Special Meeting of the Boards of Directors (collectively, "Boards") of St. Vrain Lakes Metropolitan District No. 1, St. Vrain Lakes Metropolitan District No. 3, and St. Vrain Lakes Metropolitan District No. 4 (collectively, "Districts") was held via videoconference on Tuesday, November 30, 2020 at 6:30 p.m. Notice of the Combined Meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Shannon Robbins, President
Neil Simpson, Assistant Secretary
Lisa Albers, Assistant Secretary

Directors Absent, but Excused Were:

Ashley Taruffelli, Secretary/Treasurer
Marc Towne, Assistant Secretary

Also in Attendance:

Chelsey Green, Crystal Clemens, Jesse Mestrovic, Josh McReynolds, Amanda Castle, Jason Woolard, Doug Campbell, and Traci Miller; Pinnacle Consulting Group, Inc.

Eve Grina Velasco, Esq.; White Bear Ankele Tanaka & Waldron, P.C.

Amy Ostendorf; YMCA

Annie Walker, Brenden Hoglund, Charlene Cobb, Chris Meyer, Christine Higgins, Dan House, Dan Skeechn, Danica Cale, Daniel Dewey, Deb Guth, Delanie Plakorus, Eva Poulson, James Martin, Jason Ervin, Jean Shaughnessy, Jennifer Losasso, John Damsma, Josh Frayre, Judy Byrd, Raymond Watkins, Rebecca Matsuda, Riley Leggett, Sarah Twogood, Shannon Selby, Tyler Huff, Michal Paulez, Casey Arnold, Morgan Caubarraux, Mike Roeman, Ian Owen, Jeremy Domingue, Jessica Zavala, Tamara Stubbs, Asher and Margaret Straw, Tracy Roberts, Michelle Busse, and Jessica Adams, residents; Several members of the public in attendance via zoom

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CALL TO ORDER

The Special Combined Meeting of the St. Vrain Lakes Metropolitan District No. 1, St. Vrain Lakes Metropolitan District No. 3 and St. Vrain Lakes Metropolitan District No. 4 was called to order at 7:20 p.m. by Ms. Clemens, noting that a quorum was present with three of five Board members in attendance. Each of the Directors confirmed their qualifications to serve on the Boards. Ms. Clemens also confirmed that prior to the meeting each of the Directors had been notified of the meeting.

CONFLICTS OF INTEREST DISCLOSURE

Ms. Velasco 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. Ms. Velasco advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards 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 Boards 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 Boards considered the approval of the agenda. Upon motion duly made by Director Simpson, seconded by Director Albers, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

APPROVAL OF MINUTES

The Board reviewed the minutes of the August 4, 2020 special meeting of the Board of Directors, and the October 19, 2020 special meeting of the Board of Directors. Following review and discussion, upon motion duly made by Director Albers, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the August 4, 2020 special meeting of the Board of Directors, and the October 19, 2020 special meeting of the Boards of Directors, as presented.

PUBLIC COMMENT

- Michael Paulez, 4924 St. Vrain Road: Commented regarding the Special Board Meeting link, The Cove, and covenant violations.
- Shannon Selby, 4884 St. Vrain Road: Commented regarding covenant violations, and negative information on Facebook.

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- Jamie, last name and address unknown: Posed questions regarding use of violation fines, and stated concerns regarding issuances of violation letters.
- Asher and Margaret Straw, 12953 Crane River Road: Posed questions regarding use of violation fines.
- Jessica Zavala, address unknown: Reported that she considered cancelling her contract to purchase due to comments on social media regarding the Metropolitan Districts.
- Judy Byrd, 12847 Eagle River Road: Stated District No. 2 lost a member of the Board of Directors due to lack of community advocacy.

DISTRICT NO. 2
BOARD
REPRESENTATIVE
REPORT

Ms. Busse, St. Vrain Lakes Metropolitan District No. 2 Secretary/Treasurer, reported that the St. Vrain Lakes Metropolitan District No. 2 Board of Directors reviewed and provided recommendations regarding the 2021 budget. Ms. Busse reported that there is one vacancy on the Board, and it is anticipated a new director will be appointed at the February 2, 2021 regular Board meeting.

FINANCIAL
MATTERS

Ratification of Payment of Claims: Mr. Angle reviewed with the Boards the payables listing dated July 8, 2020 through November 5, 2020 totaling \$590,475.91 and answered questions. Upon motion duly made by Director Albers, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to ratify the payment of claims dated July 8, 2020 through November 5, 2020 totaling \$590,475.91.

Unaudited Financial Statements: Mr. Angle reviewed with the Board the unaudited Financial Statements for the period ending September 30, 2020 and answered questions. Upon motion duly made by Director Simpson, seconded by Director Albers, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending September 30, 2020, as presented.

2020 AMENDED
BUDGET HEARING

Mr. Angle reported that the 2020 budget did not require amendment.

2021 PROPOSED
BUDGET HEARING

Director Robbins opened the 2021 Budget Hearing for St. Vrain Lakes Metropolitan District Nos. 1, 3, & 4 at 8:03 p.m. Ms. Green reported that notice of the budget hearing had been published on November 22, 2020 in accordance with state budget law. Mr. Angle reviewed the budgets in detail, and answered

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questions pertaining to the mill levy and estimated revenues and expenditures. The budgets by District and fund expenditures are as follows.

District No. 1

Mill levy is 72.363 mills.

General Fund Expenditures: \$1,785,063

Debt Service Fund Expenditures: \$0

Capital Fund Expenditures: \$16,080,000

District No. 3

Mill levy is 16.699 mills.

General Fund Expenditures: \$29,610

Debt Service Fund Expenditures: \$96,370

Capital Fund Expenditures: \$0

District No. 4

Mill levy is 16.699 mills.

General Fund Expenditures: \$5,724

Debt Service Fund Expenditures: \$19,025

Capital Fund Expenditures: \$0

Public Comment

- Brendan Hoglund, 12601 Eagle River Road: Posed questions regarding the proposed fee increase and requested to review recommendations provided by St. Vrain Lakes Metropolitan District No. 2 Board of Directors.
- Tamara Stubbs, 4562 North Bend Way: Posed questions regarding Little Thompson Water District.
- John Damsma, 4716 Colorado River Drive: Requested information regarding the proposed fee increase.
- Eva Poulson, 5086 Lake Trail Court: Requested information regarding long-term financial health of the Districts.
- Trevor Schuetz, 4861 St. Vrain Road: Commented regarding appearance of District owned landscaping and requested more effective communication from the developer and District management team.
- Asher and Margaret Straw, 12953 Crane River Road: Expressed concerns regarding landscape maintenance.
- Shannon Selby, 4884 St. Vrain Road: Expressed concerns regarding current landscaping and disagreed with the proposed fee increase.
- Riley Leggett, 12581 Eagle River Road: Expressed concerns regarding current landscaping and disagreed with the proposed fee increase.

The public hearing portion of the budget was closed at 9:21 p.m. After further review and discussion, upon motion duly made by Director Albers, seconded by Director Simpson, and upon vote, unanimously carried, it was

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RESOLVED to approve the Resolution to Adopt the 2021 budgets for St. Vrain Lakes Metropolitan District Nos. 1, 3, & 4, certify the mill levies, appropriate budgeted funds upon final certification of value being received by the County of Weld on or before December 15, 2020, and approve all other documents related to the 2021 budgets. The District Manager is authorized to make minor modifications that may be necessary following receipt of final assessed values.

1ST QUARTER
2021 COLLECTION
PROCESS

Mr. Angle provided an update to the Boards regarding the status of the 4th Quarter Operations & Maintenance collection rate, noting that collections are 41% lower than in November 2019. Mr. Angle noted that the modified due date for 4th Quarter billings has not passed. The Boards discussed the 1st Quarter 2021 Collection Process. It was the consensus of the Board to extend the 1st Quarter due day by 60 days, making invoices due on March 31, 2021.

CAPITAL
MATTERS

IDES Cost Certification Report #5 and Infrastructure Acquisition Report (Filing 2 Tracts): Ms. Green reviewed the IDES Cost Certification Report #5 and Infrastructure Acquisition Report (Filing 2 Tracts) and answered questions.

Adoption of Cost Certification and Infrastructure Acquisition Resolution of District No. 1 Pursuant to Public Improvements Acquisition and Reimbursement Agreement (Filing 2 Tracts): Ms. Green reviewed the Cost Certification and Infrastructure Acquisition Resolution of District No. 1 Pursuant to Public Improvements Acquisition and Reimbursement Agreement (Filing 2 Tracts) and answered questions. Following review and discussion, upon motion duly made by Director Albers, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to adopt the Cost Certification and Infrastructure Acquisition Resolution of District No. 1 Pursuant to Public Improvements Acquisition and Reimbursement Agreement (Filing 2 Tracts).

Report from Kimley Horn Regarding Cost Certification and Infrastructure Acquisition for The Cove: Ms. Green reviewed the report from Kimley Horn regarding cost certification and infrastructure acquisition for The Cove and answered questions.

Adoption of Cost Certification and Infrastructure Acquisition Resolution of District No. 1 Pursuant to Public Improvements Acquisition and Reimbursement Agreement (The Cove): Ms. Green reviewed the Cost Certification and Infrastructure Acquisition Resolution of District No. 1 Pursuant to Public Improvements Acquisition and Reimbursement Agreement (The Cove) and answered questions. Following review and discussion, upon motion duly made

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by Director Albers, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to adopt the Cost Certification and Infrastructure Acquisition Resolution of District No. 1 Pursuant to Public Improvements Acquisition and Reimbursement Agreement (The Cove).

Adoption of Infrastructure Acquisition Resolution of District No. 1 Pursuant to Public Improvements Acquisition and Reimbursement Agreement (Aeration System): Ms. Green reviewed the Infrastructure Acquisition Resolution of District No.1 Pursuant to Public Improvements Acquisition and Reimbursement Agreement (Aeration System) and answered questions. Following review and discussion, upon motion duly made by Director Albers, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to adopt the Infrastructure Acquisition Resolution of District No. 1 Pursuant to Public Improvements Acquisition and Reimbursement Agreement (Aeration System).

LEGAL MATTERS

Adoption of Amended Lake Use Policy: Ms. Velasco reviewed the Amended Lake Use Policy and answered questions. Following review and discussion, upon motion duly made by Director Albers, seconded by Director Robbins, and upon vote, unanimously carried, it was

RESOLVED to adopt Amended Lake Use Policy.

Approval of Developer Contribution Agreement with District No. 1: Ms. Velasco reviewed the Developer Contribution Agreement with District No. 1 and answered questions. Following review and discussion, upon motion duly made by Director Robbins, seconded by Director Albers, and upon vote, unanimously carried, it was

RESOLVED to approve the Developer Contribution Agreement with District No. 1.

Adoption of Social Media Policy: Ms. Velasco reviewed the Social Media Policy and answered questions. Following review and discussion, upon motion duly made by Director Simpson, seconded by Director Albers, and upon vote, unanimously carried, it was

RESOLVED to adopt the Social Media Policy.

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MANAGEMENT
AND
OPERATIONAL
MATTERS

District Management Report: Ms. Clemens reviewed the District Management Report and answered questions.

Discussion of Pre-ARC Committee: The Board discussed the Pre-ARC Committee. It was the consensus of the Board to publish information regarding the Pre-ARC Committee in the fourth quarter newsletter and on the District website, requesting submittal of interest for consideration at the February 2, 2021 regular Board meeting.

Update Regarding FEMA Grant PW971 Closeout and Disbursement Status: Ms. Green reported that the FEMA Grant PW971 was reviewed and approved by the State. The District is projected to receive \$197,323.52.

Adoption of 2021 Annual Administrative Matters Resolution: It was the consensus of the Board to table the adoption of the 2021 Annual Administrative Matters Resolution until the February 2, 2021 regular Board meeting

Approval of 2021 Amenity Fee Schedule: It was the consensus of the Board to table the approval of the 2021 Amenity Fee Schedule until the February 2, 2021 regular Board meeting.

Approval of 2021 Facilities Operations and Maintenance Independent Contractor Agreements: Ms. Green reviewed the 2021 Facilities Operations and Maintenance Independent Contractor Agreements and answered questions. Following review and discussion, upon motion duly made by Director Albers, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to adopt the following 2021 Facilities Operations and Maintenance Independent Contractor Agreements:

1. Environmental Designs Inc.
2. Hydrosystems
3. High Plains Environmental Center
4. Affordable Pest Control
5. Muttley's Maid
6. CAM Services
7. Solitude Lake Management
8. Colorado SUP Sports
9. All Sweep
10. Black Eagle Fence
11. E3 Signs
12. Rocky Mountain Forest Products
13. SWPPP
14. YMCA of Denver
15. American Mechanical Services

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16. ProSec
 17. Terminix
 18. Stratus Building Solutions
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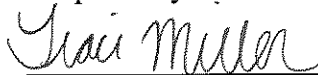
DIRECTOR ITEMS Update Regarding RFP Process: Director Robbins reported that the RFP committee held a meeting to discuss the RFP Process. Director Robbins reported that the YMCA will be retained for recreation management in 2021.

OTHER MATTERS There were no Other Matters brought before the Boards.

ADJOURNMENT There being no further business to come before the Boards, upon motion duly made by Director Simpson, seconded by Director Albers, and upon unanimous vote, the meeting was adjourned at 10:29 p.m.

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

Respectfully submitted,



Traci Miller, Recording Secretary for the Meeting