

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF

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

**HELD**  
**April 12, 2022**

The Combined Regular 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 Monday, April 12, 2022 at 6:30 p.m. Notice of the Combined Meeting was duly posted.

#### ATTENDANCE

##### Directors in Attendance:

Christopher Bremner, President  
Ashley Tarufelli, Secretary/Treasurer  
Justin Wells, Assistant Secretary  
Neil Simpson, Assistant Secretary

##### Also in Attendance:

Geol Scheirman, Lyndsey Paavilainen, Amanda Castle, Daryl Fields, Jason Woolard and Ettie Arnold; Pinnacle Consulting Group, Inc.  
Eve Grina Velasco, Esq.; White Bear Ankele Tanaka & Waldron, P.C.  
Kathy Lind; Carbon Valley Parks and Recreation District  
Tracy Roberts, Michelle Busse, Jessica Adams and John Larimer; St. Vrain Lakes Metropolitan District Residents

#### CALL TO ORDER

The Regular 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 6:40 p.m. by Mr. Scheirman, noting that a quorum was present with four of four Board members in attendance. Each of the Directors confirmed their qualifications to serve on the Boards. Mr. Scheirman 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

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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.

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### APPROVAL OF AGENDA

The Boards considered approval of the agenda. Upon motion duly made by Director Tarufelli, seconded by Director Wells, and upon vote, unanimously carried, it was

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

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### APPROVAL OF MINUTES

The Boards reviewed the minutes of the February 8, 2022 regular meeting of the Board of Directors. Following review and discussion, upon motion duly made by Director Simpson, seconded by Director Tarufelli, and upon vote, unanimously carried, it was

**RESOLVED** to approve the minutes of the February 8, 2022 regular meeting of the Boards of Directors, as presented.

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### PUBLIC COMMENT

There were no Public Comments to come before the Board.

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### DISTRICT NO. 2 BOARD REPRESENTATIVE REPORT

Ms. Busse, St. Vrain Lakes Metropolitan District No. 2 ("District No. 2") Secretary/Treasurer, reported that the District No. 2 has two open Board positions which will be advertised and filled in June. A Bond Committee was formed of Director Adams and Director Busse to review Municipal Advisor referrals for the possible bond issuance and bond refinance this year. Board of Directors will be surveying residents regarding Cove operating hours and District amenity use preferences.

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### FINANCIAL MATTERS

Ratification of Payment of Claims: Ms. Castle reviewed with the Boards the ratification of payment of claims for period ending, March 31, 2022 for District No.1. Upon motion duly made by Director Simpson, seconded by Director Tarufelli, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the payment of claims for period ending March 31, 2022.

Ratification of 2021 Audit Exemption for Dist. No. 3 and 4: Ms. Castle reported Pinnacle obtained signatures for District Nos. 3 and 4 Audit Exemption forms. Following review and discussion, upon motion duly made by Director



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Bremner, seconded by Director Tarufelli, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the 2021 Audit Exemption.

Bond Update: Ms. Castle reviewed with the Board the formation of District No.2's Bond Committee to review favorable plans and rates for refinancing the bond this year.

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### CAPITAL MATTERS

Review Kimley-Horn Cost Certification and Infrastructure Acquisition Report for SUA: Mr. Woolard updated the Boards on having worked with Kimley-Horn and the developer since April.

Ms. Velasco presented the SUA Resolution which is subject to finalization. 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 approve the SUA Resolution, as presented.

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### LEGAL MATTERS

Review of proposed fee changes: Mr. Scheirman led discussion around rental rates and fees. Following discussion, the Board reviewed the proposed changes and requested that legal make updates before incorporating them into the Residential Improvement Guidelines. Mr. Scheirman will communicate the Districts decision and send to Carbon Valley Parks and Recreation.

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### MANAGEMENT AND OPERATIONAL MATTERS

District Management Report: Mr. Scheirman reviewed the District Management Report and answered questions.

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Contract Modifications Report: Mr. Fields reviewed with the Boards the Contract Modifications Report. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Wells, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Contract Modifications Report.

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Enhance Committee Report: Mr. Fields reported the Enhancement Committee will meet April 20, 2022 and will follow up with the Board at the following June meeting on any action items that may arise from the Committee meeting

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Mr. Fields reported the grow season has just begun and the Facilities Team and vendors have been proactive in weed mitigation and reseeded of native grass areas.

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### DIRECTOR ITEMS

There were no Director Matters brought before the Board.

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### OTHER MATTERS

There were no other matters brought before the Board.

### ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Simpson, seconded by Director Tarufelli, and upon unanimous vote, the meeting was adjourned at 7:11 p.m.

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

Respectfully submitted,



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Ettie Arnold, Recording Secretary for the Meeting