

## RECORD OF PROCEEDINGS

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

**HELD**  
**June 30, 2022**

The Special Meeting of the Board of Directors (collectively, “Boards”) of St. Vrain Lakes Metropolitan District No. 2, was held in person and via videoconference on Thursday, June 30, 2022 at 5:32 p.m. Notice of the Meeting was duly posted.

ATTENDANCE

Directors in Attendance:

Tracy Roberts, Vice President  
Michelle Busse, Secretary/Treasurer

Director Absent but excused:

Jessica Adams, President

Also in Attendance:

Geol Scheirman, Shannon Metcalf, Amanda Castle, Daryl Fields, and Ettie Arnold; Pinnacle Consulting Group, Inc.  
Eve Grina Velasco, Esq.; White Bear Ankele Tanaka & Waldron, P.C.  
Neil Simpson, Christopher Bremner, and Justin Wells; Brookfield Residential Elizabeth Marlow; MSI, LLC.

Public in Attendance:

Petr Tolar, Mike & Shanna Roemen, Gerardo Garcia, Gary & Debbie Leopold, Mike & Bri Compton, David Thompson, Dave Shupack, Dallas & Bryony Becker, Erika & David Angelo, Kevin & Sara Buckner, Chris Higgins, Stacy Flaherty & Mathew Zafree, Brandon Bailey, Jill Jones, Annie & Teal Walker, Mark & Sally Beckner, Jason & Victoria French; St. Vrain Lakes Metropolitan District No. 2 residents

CALL TO  
ORDER

The Special Meeting of the St. Vrain Lakes Metropolitan District No. 2, was called to order at 5:32 p.m. by Mr. Scheirman, noting that a quorum was present with two of three Board members in attendance. Each of the Directors confirmed their qualifications to serve on the Board. 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 Board

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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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APPROVAL  
OF AGENDA

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

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

\_\_\_\_\_  
STATUS OF OATHS  
OF OFFICE

Mr. Scheirman called on Ms. Velasco to confirm all have been filed with the DLG.

\_\_\_\_\_  
ELECTION OF  
OFFICERS

Following discussion, a motion duly made by Director Roberts, seconded by Director Busse and, upon vote, unanimously carried, it was

**RESOLVED** to keep the same slate of officers.

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APPROVAL OF  
MINUTES

The minutes of the Special Board Meeting held on April 12, 2022 were presented. Following review, upon a motion duly made by Director Busse, seconded by Director Roberts and, upon vote, unanimously carried, it was

**RESOLVED** to approve the minutes of the Special Board Meeting held on April 12, 2022, as presented.

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PUBLIC COMMENT

Public Comments were brought before the Board. Public Comments Session opened at 5:38. Questions from the public included; future plans for watering and planting, the evasive species in the lake, and status of restocking the pond with fish. Questions about the lake included; water levels, and aeration. Landscaping questions included changes in developer plans, delays, and addressed the issue of multiple dead trees. Public comment Session closed at 6:07 p.m.

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FINANCIAL  
MATTERS

Review of Unaudited Financial Statements for the period ending March 31, 2022: Ms. Castle reviewed with the Boards the unaudited financial statements

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for the period ending, March 31, 2022 for District No.2. Upon motion duly made by Director Roberts, seconded by Director Busse, and upon vote, unanimously carried, it was

**RESOLVED** to approve the unaudited financial statement for the period ending March 31, 2022.

Ratification of Tierra Financial Advisors: Ms. Castle reviewed the changes were not to exceed \$65,000 based on the proposed debt issuance for St. Vrain Lakes Metropolitan District No. 2. Following review and discussion, upon motion duly made by Director Busse, seconded by Director Roberts, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the Tierra Financial Advisors.

Bond Update: Ms. Castle reviewed the addendum with PCGI, to authorize Eve Velasco and Amanda Castle in the formation of District No. 2’s Bond Committee to review favorable plans and rates for refinancing the bond this year.

Audit Update: Ms. Castle explained the extension would be filed and a draft will be provided soon.

LEGAL MATTERS

There were no legal matters brought before the Board.

MANAGEMENT  
AND  
OPERATIONAL  
MATTERS

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

Discussion of District No. 2 Report to District No. 1: Mr. Fields reviewed with the Boards the District Report.

Discussion of Work Session: Mr. Scheirman will follow up with the Board to determine the best date to host a work session.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Bremner, the meeting was adjourned at 6:31 p.m.

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

Respectfully submitted,

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DocuSigned by:

*Ettie Arnold*

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Ettie Arnold, Recording Secretary for the Meeting