

# RECORD OF PROCEEDINGS

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

HELD  
October 10, 2023

The Regular Meeting of St. Vrain Lakes Metropolitan District No. 2 was held via Zoom and Teleconference on Tuesday, October 10, 2023, at 6:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Dallas Becker  
Dr. Angelic Cole  
Steven Galbraith  
Raymond Byrd

#### Also in Attendance:

Eve Velasco; White Bear Ankele Tanaka & Waldron, P.C.  
Kenny Parrish, Andrew Kunkel, Ronnie Kenfield, Amanda Castle, and  
Tracie Kaminski; Pinnacle Consulting Group, Inc.  
Lyndsey Paavilainen; Brookfield Residential, LLC.  
Elizabeth Marlow; MSI, LLC.  
Several Members of the Public.

### ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the St. Vrain Lakes Metropolitan District No. 2 was called to order by Ms. Velasco at 6:01 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Ms. Velasco noted that a quorum was present, with four out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Ms. Velasco advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Ms. Velasco reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado 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 regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members

## RECORD OF PROCEEDINGS

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present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Becker, seconded by Director Byrd, and upon vote, unanimously carried, it was

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

Acknowledgment of Resignation: Ms. Velasco informed the Board of the resignation of Jessica Adams from the Board of Directors.

Appointment to Fill Board Vacancy: Ms. Velasco noted a vacancy on the Board of Directors. The Board directed the District Manager to send a message out to the community seeking letters of interest to join the Board and this item was tabled until the next regular meeting.

Public Comment:

Melissa Foot: Ms. Foot requested the Board consider changing the age limit for accessing the gym from 16 to 12.

Tiffany Dix: Ms. Dix reported to the Board an opening on the social committee and extended an invitation to the District No. 2 Board members to attend the meetings and join the committee.

Matt Zaffree: Mr. Zaffree inquired about the operations and maintenance plan for cattail fire mitigation. Director Becker requested clarification regarding the specific locations of the cattails within the District.

Robin Wolf: Ms. Wolf reported an ongoing issue with a design review request and covenant violation. Mr. Parrish noted he would communicate with Ms. Wolf and work to find a timely solution.

Erin Stenzel: Ms. Stenzel asked if plans were in place to address rocks around the lakes that are hindering accessibility.

Director Comment: Director Becker responded to Ms. Foot's comment and advised the Board is considering a change in community management contractors. Director Becker responded to Mr. Zaffree's comment regarding cattail fire mitigation and thanked him for his comment.

# RECORD OF PROCEEDINGS

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CONSENT AGENDA Ms. Velasco reviewed the items on the consent agenda with the Board. Ms. Velasco 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 Becker, seconded by Director Byrd, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Approval of Minutes – July 11, 2023, Regular Meeting.
  - B. Approval of 2022 Annual Report.
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DISTRICT MANAGER ITEMS District Manager’s Report: Ms. Velasco noted the District Manager’s Report was included as an informational enclosure in the meeting packet and provided an opportunity for Directors to ask questions.

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FINANCIAL ITEMS Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending June 30, 2023, with the Board and answered questions. Following review and discussion, upon a motion duly made by Director Becker, seconded by Director Cole, and upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending June 30, 2023, as presented.

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DIRECTOR MATTERS There were no Director Matters to come before the Board.

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OTHER MATTERS Discuss Community Management Proposals and Recommendation to District No. 1: Director Becker provided an update regarding a work session of the Board to consider the engagement of a new community management contractor. Director Becker, Director Byrd, and Director Galbraith noted their interest in The Management Trust and expressed their appreciation for the high-quality presentation provided to the members of the Board. Director Becker noted The Management Trust would combine the services currently provided by MSI and the YMCA and would offer a 24-hour communication commitment to residents of the District. Director Becker also provided an overview of the District No. 2 Board’s recommendation to eliminate lifeguard staffing for the pool in 2024.

Director Becker provided clarification regarding dead fish that have appeared around the lakes and noted they were an invasive Shad species.

## RECORD OF PROCEEDINGS

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ADJOURNMENT

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There being no further business to come before the Board, upon motion duly made by Director Galbraith, seconded by Director Byrd and, upon unanimous vote, the meeting was adjourned at 6:29 p.m.

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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