

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LAKE OF THE ROCKIES METROPOLITAN DISTRICT
(THE “**DISTRICT**”)
HELD
SEPTEMBER 14, 2023

A special meeting of the Board of Directors of the Lake of the Rockies Metropolitan District (referred to hereafter as the “**Board**”) was convened on Thursday, September 14, 2023, at 6:00 p.m. This District Board meeting was held at 300 Hwy 105, Monument, CO 80132 and via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Eddie Jones, President
Tia Mayer
Dale Huffman
Jennifer Adams
Ryan Williams (for a portion of the meeting)

Also, In Attendance Were:

Suzanne Meintzer, Esq.; McGeady Becher P.C.
Brittany Barnett; Timberline District Consulting (for a portion of the meeting)
Rebecca Harris; WSDM (for a portion of the meeting)

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: Director Jones called the meeting to order.

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. Attorney Meintzer noted that because the Board members are residents, no conflicts of interest were filed with the Secretary of State in advance of the meeting, and no additional conflicts were disclosed at the meeting.

Quorum / Agenda / Confirmation of Meeting Location / Posting of Notice:

A quorum of the Board was confirmed.

The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Jones, seconded by Director Mayer, and upon vote unanimously carried, the Board approved the Agenda, as amended.

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The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. This meeting was conducted in person and via video teleconference. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed, by taxpaying electors within the District's boundaries, were received.

Public Comment: There was no public comment.

Resignation of Tia Mayer as Secretary to the Board: The Board acknowledged the resignation of Director Mayer as Secretary to the Board and her request to be removed as a bank account signatory. The Board authorized Director Williams as a signatory.

Appointment of Officers: Following discussion, upon motion duly made by Director Mayer, seconded by Director Williams, and upon vote unanimously carried, the Board appointed the following slate of officers:

President:	Eddie Jones
Secretary:	Ryan Williams
Treasurer:	Dale Huffman
Assistant Secretary:	Jennifer Adams
Assistant Secretary:	Tia Mayer

FINANCIAL MATTERS

There were no financial matters.

MANAGEMENT MATTERS

Timberline District Consulting ("TDC") Proposal for District Management / Community Management Services: Attorney Meintzer introduced Brittany Barnett, Executive V.P. of TDC. The Board interviewed TDC for District Management and Community Management Services. Ms. Barnett left the meeting following the interview.

WSDM, LLC (d/b/a Walker Schooler District Managers) ("WSDM") Proposal for District Management / Accounting / Community Management Services: Attorney Meintzer introduced Rebecca Harris, CEO of WSDM. The Board interviewed WSDM for District Management, Accounting and Community Management Services. Ms. Harris left the meeting following the interview.

Following the interviews, the Board extensively discussed the proposals

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received from TDC, WSDM and Warren Management Group (“Warren”). Given that Warren was unable to attend the meeting, the Board directed legal counsel to obtain Warren’s availability and to schedule a special meeting via Zoom to conduct that interview.

LEGAL MATTERS

SB23-110; Annual (“Town Hall”) Meeting Requirements and Proposition

HH: Attorney Meintzer discussed requirements of SB23-110 and Proposition HH matters. The Board directed that the Town Hall meeting take place 15 minutes prior to the start of the November 14, 2023 regular meeting.

Short Term Rentals: The Board discussed short term rental matters and directed legal counsel to work with CLA and covenant enforcement counsel on responses to residents, or their legal counsel, as applicable.

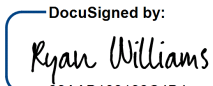
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By  _____
Secretary for the Meeting