

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LAKE OF THE ROCKIES METROPOLITAN DISTRICT
(THE “**DISTRICT**”)
HELD
July 25, 2024

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, July 25, 2024, at 5:00 p.m. This District Board meeting was held in person, at the Tri-Lakes Chamber of Commerce, 166 2nd Street, Monument, CO 80132, and electronically, via Zoom video/teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Eddie Jones
Ryan Williams
Dale Huffman
Jen Adams

Also In Attendance Were:

Jordan Hernandez, Cory Town, Kellie Palmblad, and Dolores Stibitz; Warren Management Group, Inc.
Suzanne Meintzer, Esq.; McGeady Becher P.C.

Members of the Public in Attendance:

James Wragge (resident and Board candidate)

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The meeting was called 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 all Board members are residents and, therefore, no conflicts of interest were filed with the Secretary of State in advance of the meeting. The Board Members did not disclose additional conflicts at the meeting.

Agenda, Meeting Location, and Meeting Notice: A quorum of the Board was confirmed.

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

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 at the Tri-Lakes Chamber of Commerce, 166 2nd Street, Monument, Colorado 80132, and via video/teleconference via Zoom. 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: Director Jones noted that he received a comment from a community member regarding dissatisfaction with the covenant enforcement violation notices. The Board directed the District Manager to include larger photos of the violations in the violation notices.

Meeting Minutes: Following review, upon a motion duly made by Director Jones, seconded by Director Huffman and, upon vote unanimously carried, the Board approved the February 13, 2024 Special Board Meeting Minutes.

MANAGEMENT AND ACCOUNTING TRANSITION MATTERS

Board Resignation: The Board acknowledged the resignation of Tia Mayer from the Board of Directors, effective April 9, 2024.

Board Appointment: The Board discussed the vacancy on the Board. Eligible elector, James Wragge, was nominated to serve on the Board. Following discussion, upon motion duly made by Director Jones, seconded by Director Adams and, upon vote unanimously carried, the Board appointed James Wragge to fill the vacancy on the Board. The Oath of Office was administered.

Appointment of Officers: Following discussion, upon motion duly made by Director Jones, seconded by Director Adams and, upon vote unanimously carried, the following slate of officers were appointed for the District:

President: Eddie Jones
Secretary: Ryan Williams
Treasurer: Dale Huffman
Assistant Secretaries: Jen Adams and James Wragge

Unaudited Financial Statements and Cash Position Report: The Board discussed and reviewed the June 30, 2024 unaudited financial statements and

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cash position report. Following discussion, upon a motion duly made by Director Jones, seconded by Director Huffman and, upon vote unanimously carried, the Board accepted the June 30, 2024 unaudited financial statements and cash position report.

Payment of Claims: Following discussion, upon a motion duly made by Director Jones, seconded by Director Huffman and, upon vote unanimously carried, the Board ratified payment of the previous claims and approved the payment of current claims in the amount of \$142,358.13.

The Board requested that any excess revenue be used to pay down the subordinate bonds.

2023 Audit: The Board discussed the status of the 2023 Audit, noting that an extension had been filed. Following discussion, upon motion duly made by Director Jones, seconded by Director Adams and, upon vote unanimously carried, the Board authorized filing of the Audit, subject to an unmodified Auditor's report and subject to final legal and management review.

Homeowner Fee Payment Matters: The Board discussed fee payment matters. The Board directed the District Manager to refer past due accounts in excess of \$1,000 to Altitude Community Law P.C. for collection.

Covenant Enforcement Matters: The Board discussed covenant enforcement matters.

LEGAL MATTERS

Legislative Update: Attorney Meintzer summarized HB 24-1267, HB24-1302, HB24-1454, and SB 24-233 for the Board.

Website Accessibility: No discussion needed as the District previously engaged Streamline for website accessibility matters.

OTHER BUSINESS

The Board discussed District Management matters regarding covenant enforcement and service coverage should Warren Management personnel be unavailable.

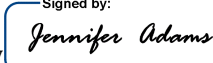
The Board requested changing the November 12, 2024, meeting from a regular meeting at 6:00 p.m. to a special meeting at 5:00 p.m., and requested that the special meeting be held in person and virtually.

ADJOURNMENT

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

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Respectfully submitted,

By  Signed by:
Jennifer Adams
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Secretary for the Meeting