

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT

HELD JULY 21, 2021

A Special meeting of the Board of Directors of the Lochbuie Station Residential Metropolitan District was held on July 21, 2021, at 10:00 a.m. via Zoom. The login information was listed in the meeting notice posted by the District and the public was able to attend the meeting via telephone conference call, if they so desired.

ATTENDANCE:

The following directors were in attendance:

Eric Eckberg, President

John Fairbairn, Treasurer

Dick Spurway, Secretary

Also present was:

Joel Meggers and Diane Rodriguez, of Community Resource Services of Colorado, LLC

Michael Davis and Marisa Davis, Esq. of Law Office of Michael E. Davis, LLC

Christine Antolak,

ADMINISTRATIVE ITEMS:

Call to Order: Mr. Meggers stated that a quorum of the Board was present and the Directors confirmed their qualifications to serve.

Disclosures of Potential Conflicts of Interest: The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of 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.

Written disclosures of the interest of all of the directors were filed with the Secretary of State prior to the meeting.

Agenda: Upon motion by Director Eckberg, seconded by Director Fairbairn and, upon vote, the Board unanimously approved the Agenda as presented.

Approval of Minutes: The Board reviewed the Minutes of the December 15, 2020, Special Meeting.

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Following discussion, upon motion made by Director Spurway, seconded by Director Eckberg and, upon vote, unanimously carried, the Minutes of the December 15, 2020, Special meeting were approved as presented.

SIPA Website: Mr. Meggers stated to the Board that the District is on their list to get a website but had not heard but from SIPA.

FINANCIAL:

Accept 2020 Audited Financial Statements and Authorize Execution of Representations Letter: Ms. Antolak presented the 2020 audit to the Board. With no questions from the Board, Director Eckberg moved that the Board approve the 2020 audit and authorize the representation letter. Upon a second by Director Spurway, a vote was taken, and the motion carried unanimously.

Amendment to the 2020 Budget and consider adoption of Resolution to Amend the 2020 Budget and Appropriate Expenditures: Director Eckberg opened the public hearing to amend the 2020 budget and noted that no one from the public was present. Ms. Rodriguez presented the budget amendment to the Board. With no public comment, Director Eckberg closed the public hearing. Upon motion duly made by Director Spurway, seconded by Director Fairbairn and, upon vote, unanimously carried, the Board approved the 2020 budget amendment.

Claims: The Board considered ratifying the approval of the payment of claims represented by checks numbered M030 – M048 totaling \$33,841.97.

Following review and discussion, upon motion duly made by Director Eckberg, seconded by Director Fairbairn and, upon vote, unanimously carried, the Board ratified approval of the payment of the claims as presented.

Unaudited Financial Statements: Ms. Rodriguez reviewed with the Board the unaudited financial statements of the District for the period ending June 30, 2021 with Cash Position updated as of July 12, 2021. Upon review and discussion of the financial statements and a motion duly made, seconded and, upon vote, unanimously carried, the Board accepted the financial statements presented.

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DEVELOPMENT ITEMS:

Status of Development: Director Eckberg reported to the Board that an estimated 9 homes are occupied, 1 home is complete but unoccupied and that 12 homes are currently under construction.

Amending the Lochbuie Station Residential Design

Guidelines: Mr. Meggers presented that there have been two suggested revisions to the design guidelines. The first one is to change the stain on page 26 for fencing to Sherwin Williams SW 3035 Woodbrair (Woodscapes Exterior Acrylic Solid Color House Stain). The second is to allow another option for fence design by allowing a wider 6-inch picket with a capped top. The board reviewed and discussed the suggested revisions. Director Eckberg moved that the Board approve incorporating the changes into the current Design Guidelines. Upon a second by Director Spurway, a vote was taken, and the motion carried unanimously. CRS was directed to revise the design Guidelines according and circulate to the board for final approval.

LEGAL ITEMS

Mr. Davis confirmed with the Board that the ARC is currently made up of the Board and when all the homes are sold, they will appoint residents to be on the ARC. The Board appointed Director Eckberg and Mr. Meggers to be on the ARC. Director Spurway moved that the Board approve this decision. Upon a second by Director Fairbairn, a vote was taken, and the motion carried unanimously.

OTHER BUSINESS:

There was no other business.

ADJOURNMENT:

There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting.

Joel Meggers

Secretary for the Meeting