

RECORD OF PROCEEDINGS

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

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT HELD NOVEMBER 3, 2022

A Special meeting of the Board of Directors of the Lochbuie Station Residential Metropolitan District was held on November 3, 2022, at 2:00 p.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
Gary Duke, Secretary

Also present was:

Joel Meggers and Diane Rodriguez, Nicole Baile and Kayla Blair, of Community Resource Services of Colorado, LLC
Michael Davis and Marisa Davis and Hillary Adams, of Law Office of Michael E. Davis, LLC

ADMINISTRATIVE ITEMS:

Call to Order: Mr. Meggers called meeting to order at 3:05 p.m. and 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 Duke, seconded by Director Spurway and, upon vote, the Board unanimously ratified the approval of the Agenda as presented.

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Approval of Minutes: The Board reviewed the Minutes of the July 28, 2022, Special Meeting. Following discussion, upon motion made by Director Duke, seconded by Director Spurway, a vote was taken, and the motion carried unanimously.

FINANCIAL:

Ratify and/or Approve Monthly Payment of Claims: Upon motion made by Director Fairbairn, seconded by Director Eckberg and, upon vote, the Board unanimously ratified the approval of the claims.

Ratify the YTD Cash Position and Unaudited Financial Statements: Ms. Rodriguez presented the financials to the Board, there is no motion required.

Public Hearing on the Proposed 2023 Budget and Consider Adoption of Resolution to Adopt the 2023 Budget and Appropriate Sums of Money: Director Eckberg opened the public hearing at 3:09 p.m. No one providing any comments to the budget, upon motion by Director Eckberg and second by Director Spurway, Director Eckberg closed the hearing at 3:09 p.m. Ms. Rodriguez presented a proposed budget for 2023. Mr. Meggers noted that notice of the public hearing for the budget was properly posted and otherwise published in accordance with Colorado law. The Board would like to add a line item to the budget of Trac Maintenance. Upon motion of Director Spurway and second by Director Eckberg, a vote was taken, and the motion carried unanimously with the suggested addition.

Mr. Davis advised the Board of the details of the 2023 budget. Upon review and discussion and upon the motion of Director Eckberg and second by Director Spurway, the Board unanimously ratified the approval the proposed budget for 2023, subject to receipt of the final assessed value of the District by the County Assessor, and appropriated the funds, therefore. Pursuant to Colorado law, a mill levies of 5.313 will be certified for collection in 2023. The Board also authorized the execution of its budget resolution containing details of the Board action.

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2023 ADMINISTRATIVE RESOLUTION

Mr. Davis presented this resolution to the Board. Upon motion by Director Eckberg, seconded by Director Duke and, upon vote, the Board carried unanimously.

CALLING FOR AN ELECTION ON MAY 2, 2023

Mr. Davis presented this resolution to the Board. There will be two directors up for a 4-year term to end in 2027. Upon motion by Director Duke, seconded by Director Fairbairn and, upon vote, the Board carried unanimously.

WAIVING WORKER'S COMPENSATION INSURANCE

Mr. Davis presented this resolution to the Board. Upon motion by Director Spurway, seconded by Director Eckberg and, upon vote, the Board carried unanimously.

PUBLIC HEARING ON PAID FAMILY AND MEDICAL LEAVE PROGRAM

Mr. Davis opened the public hearing at 3:24 p.m. No one providing any comments, upon motion Mr. Davis closed the hearing at 3:24 p.m. Mr. Davis presented this resolution to the Board. Upon motion by Director Eckberg, seconded by Director Duke and, upon vote, the Board carried unanimously.

DECLINING PARTICIPATION IN PAID FAMILY AND MEDICAL LEAVE

Mr. Davis presented this resolution to the Board. Upon motion by Director Eckberg, seconded by Director Duke and, upon vote, the Board carried unanimously.

AUDIT EXEMPTION

Mr. Davis spoke to the Board about this resolution. Upon motion by Director Eckberg, seconded by Director Spurway and, upon vote, the Board carried unanimously.

UPDATE ON STATUS OF DEVELOPMENT

Director Eckberg told the Board that this is going well but is slowing down due to interest rates. There have been 86 permits pulled about 200 lots. ¼ of the community has moved in. Phase C is paved and is starting to get utilities. Wagon Trail Road is drivable from baseline to the frontage road to the loop. Colorado oil and gas still needs to sign off so they can hopefully finish next year in June.

DISTRICT BOUNDARIES

There have been no changes.

ADJOURNMENT:

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


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Secretary for the Meeting