

RECORD OF PROCEEDINGS

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

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT HELD DECEMBER 15, 2022

A Special meeting of the Board of Directors of the Lochbuie Station Residential Metropolitan District was held on December 15, 2022, at 9:00 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/Assistant Secretary

Dick Spurway, Assistant Secretary

Gary Duke, Assistant 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 Hilary Adams, of Law Office of Michael E. Davis, LLC

ADMINISTRATIVE ITEMS:

Call to Order: Mr. Meggers called the meeting to order at 9:26 a.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 approved the Agenda as presented.

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Approval of Minutes: The Board reviewed the Minutes of the November 3, 2022, Special Meeting. Following discussion, upon motion made by Director Duke, seconded by Director Eckberg, a vote was taken, and the motion carried unanimously to approve the minutes subject to a spelling correction and another correction for the status of development.

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.

Public Hearing to Consider Approval of 2022 Budget

Amendment: Mr. Meggers opened the public hearing at 9:36 a.m. With no public comment, Mr. Meggers closed the public hearing at 9:37 a.m. Ms. Rodriguez presented the 2022 budget amendment to the Board. The Board reviewed and discussed the budget amendment. Director Eckberg moved that the Board amend the 2022 budget. Upon a second by Director Spurway, a vote was taken, and the motion carried unanimously.

REPORT NO. 3 FROM IDES:

Approval of Cost Certification Report No. 3 from IDES: This item was deferred to a special Board meeting in January 2023.

REIMBURSEMENT OF DEVELOPER ADVANCES

Resolution Authorizing the Partial Reimbursement of Developer Advances to CW-Lochbuie: This item was deferred to a special Board meeting in January 2023.

ENGAGEMENT AGREEMENT

Consider Ratification of an Amendment to the Engagement Agreement Between the District and IDES: Director Eckberg moved that the Board approve the agreement presented. Upon a second by Director Duke, a vote was taken, and the motion carried unamously.

SNOW REMOVAL SERVICES

Consider Agreement for Snow Removal Services: Mr, Meggers reviewed this agreement with the Board. Director Eckberg moved that the Board approve the agreement for snow removal. Upon a second by Director Fairburn, a vote was taken, and the motion carried unamously.

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UPDATE ON STATUS OF DEVELOPMENT

Director Eckberg informed the Board that the Town of Lochbuie handles trash services, so the district does not need to worry about finding a contractor.

ADJOURNMENT:

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

DocuSigned by:
Dick Spurway
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Secretary for the Meeting