

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD FEBRUARY 9, 2022

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 9th day of February, 2022, at 9:00 A.M. This District Board meeting was held by Zoom at: <https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>; Meeting ID: 897 9736 4658, Passcode: 115782 and via telephone conference at: 1-253-215-8782. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz, President
Terry Willis, Assistant Secretary

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. ("SDMS")

Jennifer L. Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Sonia Chin and Jessica Sergi; Ranch Capital, LLC

Cathi Wielgus; Commuting Solutions

Guy 'Anthony' Harrigan; STC Metropolitan District No. 1 Board Member

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Ripko requested that the Directors review the Agenda for the meeting and advised the Board to disclose any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko noted a quorum was present. The Board reviewed the proposed Agenda for the District's Special Meeting.

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Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

Confirm Quorum, Location of Meeting and Posting of Meeting Notices: Ms. Ripko confirmed the presence of a quorum and that notice of the time, date and location/manner of the meeting was duly posted and that that no objections to the virtual/telephonic manner of the meeting have been received.

Minutes: The Board reviewed the Minutes of the November 3, 2021 and January 12, 2022 Special Meetings.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Minutes of the November 3, 2021 and January 12, 2022 Special Meetings.

Resignation of Director: The resignation of Director Angie Hulsebus, effective as of January 13, 2022, was acknowledged.

PUBLIC COMMENTS

Ms. Wielgus provided the Board with an overview of Commuting Solutions.

FIRE RESPONSE

Architectural Review Process for Rebuilding: The Board entered into discussion regarding the architectural review process for rebuilding.

Resolution Regarding a Waiver of Certain Provisions of Design Guidelines as Applied to Fire Damaged/Destroyed Homes: The Board reviewed a Resolution regarding a Waiver of Certain Provisions of Design Guidelines as Applied to Fire Damaged/Destroyed Homes.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Willis and, upon vote, unanimously carried, the Board adopted the Resolution regarding a Waiver of Certain Provisions of Design Guidelines as Applied to Fire Damaged/Destroyed Homes.

FINANCIAL MATTERS

Claims: The Board considered the ratification of approval of the payment of claims as follows:

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Fund	Period Ending Dec. 17, 2021	Period Ending January 25, 2022
General	\$ 26,794.78	\$ 13,292.15
Debt	\$ -0-	\$ -0-
Capital	\$ 4,749.64	\$ 1,449.64
Payroll	\$ 554.10	\$ -0-
Total	\$ 32,098.52	\$ 14,741.79

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

Unaudited Financial Statements: Ms. Wheeler presented to the Board the unaudited financial statements for the period ending December 31, 2021 and schedule of cash position, dated December 31, 2021.

Following review and discussion, upon motion duly made by Director Willis, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending December 31, 2021 and schedule of cash position, dated December 31, 2021.

LEGAL MATTERS

Lender Estoppel requested by Carmel Partners: Attorney Ivey discussed the status of the Lender Estoppel requested by Carmel Partners and reported that they are in the process of negotiating the terms.

OPERATIONS AND MAINTENANCE

Operating Projections: No action was taken by the Board.

Additional Poop Stations: The Board entered into discussion regarding adding additional poop stations.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved adding additional poop stations.

Yards Signs for the Commuting Solutions Program: Ms. Wielgus provided the Board with a presentation regarding yards signs for the Commuting Solutions Program. No action was taken by the Board.

CAPITAL PROJECTS

Agreement Between Carmel Partners and the District for Maintenance and Operation Rules for the Parking Garage: The Board entered into discussion regarding an Agreement between Carmel Partners and the District for maintenance and operation rules for the parking garage. No action was taken by the Board.

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Final Engineers Report and Certification #80 prepared by Ranger Engineering, LLC, dated January 20, 2022: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$2,647,483.10, detailed in the Final Engineers Report and Certification #80 prepared by Ranger Engineering, LLC, dated January 20, 2022.

DEVELOPER UPDATE

Status of Lot and Home Sales: No updates.

Necessary Inclusions: No action needed by the Board

Conveyance of Facilities: No action needed by the Board.

COVENANT CONTROL

Community Manager's Update: The Board reviewed the Community Manager's Report presented by Ms. Ripko.

OTHER MATTERS

There were no other matters.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting