

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD MARCH 6, 2019

A Regular 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 Tuesday, the 6th day of March, 2019, at 9:00 A.M., at the offices of McGeady Becher P.C., 450 E. 17th Avenue, Suite 400, Denver, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus

Also In Attendance Were:

Lisa A. Johnson, Judy Leyshon and Peggy Ripko; Special District Management Services, Inc. ("SDMS")

Megan Becher, Esq.; McGeady Becher P.C.

Mark Chambers; Simmons & Wheeler, P.C.

Dave Andrews; Edifice, LLC

Sonia Chin, Bill Jencks, and Jessica Sergi; Ranch Capital, LLC (via speakerphone)

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. Johnson 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. Johnson distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

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Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Agenda was approved, as amended.

Confirm Location of Meeting, Posting of Meeting Notices and Quorum: Ms. Johnson confirmed the presence of a quorum. 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.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries or within 20 miles of its boundaries to conduct this meeting, the meeting would be conducted at the above-stated location. The Board further noted that the notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed were received from taxpaying electors within the District's boundaries.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the February 12, 2019 Special Meeting.
- Ratify approval of Service Agreement with Ranger Engineering, LLC for District Engineering and Cost Certification Services.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions, as presented.

FINANCIAL MATTERS

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

Fund	Period Ending Feb. 25, 2019
General	\$ 32,563.67
Debt	\$ -0-
Capital	\$ 7,958.97
Total	\$ 40,522.64

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

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Unaudited Financial Statements: Mr. Chambers presented the unaudited financial statements for the period ending January 31, 2019 and the updated schedule of cash position for the period ending January 31, 2019.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending January 31 2019 and the updated schedule of cash position for the period ending January 31, 2019.

2019 PIF Payment Requirements:The Board acknowledged that the District Accountant has analyzed the PIF calculation related to the Sport Stable and determined that no PIF payment is required for 2019 as revenues are in excess of required amounts .

LEGAL MATTERS

Public Hearing on the Inclusion of 1.968 Acres of Real Property owned by RC Superior, LLC: The Board deferred discussion and the public hearing.

OPERATIONS / MAINTENANCE

Structural Engineering Service Agreement between the District and Loris and Associates, a Division of Otak: Director Brzostowicz presented to the Board a Structural Engineering Service Agreement between the District and Loris and Associates, a Division of Otak, for the structural design of Marshall Road Bridge.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board approved the Structural Engineering Service Agreement between the District and Loris and Associates, a Division of Otak, for the structural design of Marshall Road Bridge, subject to final review by legal counsel.

COMMUNITY MANAGEMENT/ COVENANT CONTROL

Community Management Report: Ms. Ripko presented to the Board the Community Manager's Report.

Outdoor Shade Specifications: Ms. Ripko discussed with the Board options of recommendations for outdoor shade specifications. Ms. Ripko will do more research for additional options and present them in April. She also noted that there is a March 28 hearing date for the homeowner with a curtain currently installed on the balcony.

CAPITAL PROJECTS

Service Agreement for Project Management: The Board discussed a Service Agreement with Edifice, LLC for Project Management Services.

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Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the Service Agreement with Edifice, LLC for Project Management Services, subject to final review and approval of legal counsel.

Final Engineer's Report and Certification #45 dated February 25, 2019: Ms. Johnson reviewed with the Board the improvement costs under the Final Engineer's Report and Certification #45, dated February 25, 2019, prepared by Manhard Consulting, Ltd.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the improvement costs in the approximate amount of \$259,508.79 under that certain Final Engineer's Report and Certification #45, dated February 25, 2019, prepared by Manhard Consulting, Ltd.

Contract for Block 25 Infrastructure to SAMORA Construction for Utilities, Walks, Pavement, and Lighting: It was noted that a Notice of Award was provided to SAMORA Construction. Director Brzostowicz will articulate to Ms. Johnson when Notice to Proceed will be given.

**DEVELOPER
UPDATE**

Lot and Home Sales: Mr. Jencks provided an update to the Board on lot and home sales.

OTHER MATTERS

There were no other matters before the Board for discussion.

ADJOURNMENT


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

Respectfully submitted,

By 
Secretary for the Meeting

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THESE MINUTES ARE APPROVED AS THE OFFICIAL MACRH 6, 2019
MINUTES OF THE STC METROPOLITAN DISTRICT NO. 2 BY THE BOARD
OF DIRECTORS SIGNING BELOW:



James A. Brzostowicz



Angie Hulsebus