

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD APRIL 1, 2020

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 Wednesday, the 1st day of April, 2020, at 9:00 A.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the General Public) attending in person. The meeting was open to the public via conference call.

#### ATTENDANCE

##### Directors In Attendance Were:

James A. Brzostowicz  
Angie Hulsebus  
Terry Willis

##### Also In Attendance Were:

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

Megan Becher, Esq. and Kate Olson, Esq.; McGeady Becher P.C.

Diane Wheeler and Bill Flynn; Simmons & Wheeler, P.C.

Bill Jencks, Jessica Sergi, and Sonia Chen; Ranch Capital, LLC

#### 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 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 presented.

**Confirm Quorum, Location of Meeting and Posting of Meeting Notices:** Ms. Ripko 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 due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting will be held by conference call without any individuals (neither District Representatives nor the General Public) attending in person, therefore, the meeting would be conducted as stated above. The Board further noted that the notice of the time, date and location of the meeting 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.

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### **CONSENT AGENDA**

The Board considered the following actions:

- Approve Minutes of the March 4, 2020 Regular Meeting.

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

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### **FINANCIAL MATTERS**

**Claims:** Mr. Flynn presented the Board with claims to consider ratifying approval of payment as follows:

Fund	Period Ending Mar. 25, 2020
General	\$ 58,027.33
Debt	\$ -0-
Capital	\$ 14,462.00
<b>Total</b>	<b>\$ 72,489.33</b>

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 and discussed.

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**Unaudited Financial Statements:** Mr. Flynn reviewed with the Board the unaudited financial statements through the period ending January 31, 2020.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending January 31, 2020.

**Operations and Maintenance Budget Forecast:** Ms. Ripko is working on the Operations and Maintenance Budget Forecast. She noted that it will be distributed by the end of the week.

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**LEGAL MATTERS** **Resolution Regarding Continuing Disclosure Policies and Procedures:** Attorney Olson discussed with the Board a Resolution Regarding Continuing Disclosure Policies and Procedures.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board adopted the Resolution Regarding Continuing Disclosure Policies and Procedures, subject to final review by Ranch Capital.

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**OPERATIONS / MAINTENANCE** There were no Operations or Maintenance Matters for discussion by the Board at this time.

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**COMMUNITY MANAGEMENT/ COVENANT CONTROL** **Community Management Report:** Ms. Ripko reviewed with the Board the Community Manager's Report.

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**CAPITAL PROJECTS** **Final Engineer's Report and Certification #57 dated, March 5, 2020:** Ms. Ripko reviewed with the Board the improvement costs in the amount of \$325,317.80 under the Final Engineer's Report and Certification #57, dated March 5, 2020, prepared by Ranger Engineering, LLC.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted the improvement costs in the amount of \$325,317.80 under the Final Engineer's Report and Certification #57, dated March 5, 2020, prepared by Ranger Engineering, LLC.

**Project Requisition No. 5:** The Board discussed Project Requisition No. 5.

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Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted Project Requisition No. 5, in the amount of \$400,317.81.

**Construction Management Agreement with CFC Construction for FDP 1 Phase 9:** The Board discussed a Construction Management Agreement with CFC Construction for FDP1 Phase 9. No action taken as the Agreement will not be entered into by the District.

**Proposal with SAMORA Construction for Superior Town Center ("STC") Block 25 Phase 2 Walks and Landscaping:** The Board discussed a proposal from SAMORA Construction for STC Block 25 Phase 2 Walks and Landscaping, in the amount of \$878,155.03.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the proposal from SAMORA Construction for STC Block 25 Phase 2 Walks and Landscaping, in the amount of \$878,155.03.

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### **DEVELOPER UPDATE**

**Lot and Home Sales:** It was noted that Morgan Ranch is delayed and a few additional land sales are on hold due to COVID-19.

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### **OTHER MATTERS**

There were no other matters for discussion at this time.


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### **ADJOURNMENT**

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

Respectfully submitted,

By

  
Secretary for the Meeting