

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD MAY 5, 2021

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 5th day of May, 2021, 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 Zoom at:

<https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHmN3I0dz09>; Meeting ID: 897 9736 4658, Passcode: 115782. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz

Angie Hulsebus

Terry Willis

Also In Attendance Were:

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

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

Bill Flynn; Simmons & Wheeler, P.C.

Bill Jenks, Sonia Chin and Jessica Sergi; 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 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 Hulsebus and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

Location of Meeting and Posting of Meeting Notices: 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. The Board recognized 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, the meeting was being held by virtual/telephonic means, and that the meeting was open to the public by such virtual/telephonic means. The Board further noted 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 April 7, 2021 Special Meeting.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the Minutes of the April 7, 2021 Special Meeting.

First Amendment to Resolution No. 2020-11-01; Resolution Establishing 2021 Regular Meeting Dates, Times and Location, and Designating Location for Posting of 24-Hour Notices: The Board reviewed the First Amendment to Resolution No. 2020-11-01; Resolution Establishing 2021 Regular Meeting Dates, Times and Location, and Designating Location for Posting of 24-Hour Notices.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Hulsebus and, upon vote, unanimously carried, the Board adopted the First Amendment to Resolution No. 2020-11-01; Resolution Establishing 2021 Regular Meeting Dates, Times and Location, and Designating Location for Posting of 24-Hour Notices.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

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

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Fund	Period Ending April 27, 2021
General	\$ 40,730.50
Debt	\$ -0-
Capital	\$ -0-
Payroll	\$ 184.70
Total	\$ 40,915.20

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

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

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

LEGAL MATTERS

Ms. Ivey updated the Board on the status of House Bill 21-1278 regarding meetings of special districts and advised that this bill clarifies the ability of special districts to continue meeting virtually going forward.

OPERATIONS AND MAINTENANCE

Operating Projections: Ms. Ripko presented to the Board the operating projections for the District.

Proposals for Repair Work on the McCaslin Boulevard Roundabout: The Board discussed pending proposals for repair work on the McCaslin Boulevard roundabout.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved engaging a contractor for repair work on the McCaslin Boulevard roundabout, in an amount not to exceed \$70,000. The Board further authorized Director Brzostowicz to review the final proposal(s) received and approve the final proposal.

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Proposal for Service and Maintenance Work on the Elevators in the Garage from CT Services: The Board reviewed a proposal for service and maintenance work in the parking garage from CT Services.

The Board directed Ms. Ripko to get additional information.

COVENANT CONTROL

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

Proposal from Vargas Property Services, Inc. for services to take place adjacent to 432 Promenade, in the amount of \$4,260: The Board deferred discussion.

Proposal from DoodyCalls, LLC. for Pet Waste Removal and Pet Station Services: The Board reviewed a proposal from DoodyCalls, LLC for pet waste removal and pet station services.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the of proposal from DoodyCalls, LLC for pet waste removal and pet station services.

CAPITAL PROJECTS

Final Engineers Report and Certification #71 prepared by Ranger Engineering, LLC, dated April 21, 2021: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$2,075,799.28, under that certain Final Engineers Report and Certification #71 prepared by Ranger Engineering, LLC, dated April 21, 2021. Ms. Ripko confirmed that the City had authorized this acceptance.

DEVELOPER UPDATE

Status of Lot and Home Sales: Mr. Jenks provided an update to the Board on the status of the lot and home sales.

Necessary Inclusions: The Board discussed the status of any necessary inclusions. No action was taken by the Board.

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OTHER MATTERS

Tract Conveyance: The Board discussed the process to convey completed tracts to the District.

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 Peggy Ripko
Secretary for the Meeting