

## 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 AUGUST 3, 2022

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 3<sup>rd</sup> day of August, 2022, at 9:00 A.M. This District Board meeting was held via Zoom. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

James A. Brzostowicz, President  
Terry Willis, Treasurer

##### 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; 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 Regular Meeting.

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.

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**Minutes:** The Board reviewed the Minutes of the July 6, 2022 Regular Meeting.

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 July 6, 2022 Regular Meeting.

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### **PUBLIC COMMENTS**

There were no public comments.

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### **FIRE RESPONSE**

**Fire Cleanup:** The Board discussed the status of the fire cleanup.

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### **FINANCIAL MATTERS**

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

Fund	Period Ending July 31, 2022
General	\$ 29,536.64
Debt	\$ -0-
Capital	\$ 2,062.50
Payroll	\$ -0-
<b>Total</b>	<b>\$ 31,599.14</b>

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 through the period ending June 30, 2022.

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 through the period ending June 30, 2022.

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### **LEGAL MATTERS**

**Resolution and Policy re Acceptance of Facilities/Improvements:** The Board discussed the Resolution and Policy regarding Acceptance of Facilities/Improvements.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board adopted the Resolution and Policy regarding Acceptance of Facilities/Improvements.

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### **OPERATIONS AND MAINTENANCE**

**Operating Projections:** The Board deferred discussion.

**Proposal from Colorado Facility Management LLC (“CFM”) for Parking Garage Maintenance Services:** The Board reviewed a proposal from Colorado Facility Management LLC (“CFM”) for Parking Garage Maintenance 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 proposal from Colorado Facility Management LLC (“CFM”) for Parking Garage Maintenance Services.

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### **CAPITAL PROJECTS**

**Final Engineers Report and Certification #86 prepared by Ranger Engineering, LLC, dated July 21, 2022:** The Board reviewed the improvement costs in the amount of \$2,383,191.91, under Final Engineers Report and Certification #86 prepared by Ranger Engineering, LLC, dated July 21, 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 \$2,383,191.91, detailed in the Final Engineers Report and Certification #86 prepared by Ranger Engineering, LLC, dated July 21, 2022.

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### **DEVELOPER UPDATE**

**Status of Lot and Home Sales:** There were no updates at this time.

**Necessary Inclusions:** There were no updates at this time.

**Conveyance of Facilities:** There were no updates at this time.

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### **COVENANT CONTROL**

**Community Manager’s Update:** The Board reviewed the Community Manager’s Report presented by Ms. Ripko. She noted that she is checking on the dog station.

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### **OTHER MATTERS**

There were no other matters.

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**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