

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD AUGUST 4, 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 4th day of August, 2021, 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. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz, President
Angie Hulsebus, Treasurer
Terry Willis, Assistant Secretary

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 and Jessica Sergi; Ranch Capital, LLC

Audrey DeBarros; Commuting Solutions

Vickie Czech, Anthony Harrigan, Rainier Kunz, S. B.; Homeowners

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.

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ADMINISTRATIVE MATTERS

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

Following discussion, upon motion duly made by Director Hulsebus, 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.

Presentation by Commuting Solutions on the Downtown Superior Modes Program: Ms. DeBarros with Commuting Solutions made a presentation on the Downtown Superior Modes program.

Minutes: The Board reviewed the Minutes of the July 14, 2021 Special 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 14, 2021 Special Meeting.

Second 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 a Second 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 Willis and, upon vote, unanimously carried, the Board approved the Second 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

Homeowners asked questions regarding future development. Mr. Jenks reviewed the development plans.

FINANCIAL MATTERS

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

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Fund	Period Ending July 22, 2021
General	\$ 37,289.60
Debt	\$ -0-
Capital	\$
Payroll	\$ 184.70
Total	\$ 37,474.30

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: Mr. Flynn presented to the Board the unaudited financial statements for the period ending June 30, 2021 and schedule of cash position, dated June 30, 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 for the period ending June 30, 2021 and schedule of cash position, dated June 30, 2021.

LEGAL MATTERS

2021 Legislative Update: Attorney Ivey reviewed with the Board the 2021 Legislation affecting Special Districts.

OPERATIONS AND MAINTENANCE

Operating Projections: Ms. Ripko gave an update to the Board regarding the operating projections.

Homeowner Requests:

Signage Area Near the Mailboxes in Downtown Superior for Posting Community Events: The Board deferred discussion.

Signage in the Parking Garage: Ms. Ripko will be moving forward with the new signage.

Obligation of the District for Snow Removal on the Sidewalks: The Board deferred discussion.

Proposal from Property Services, Inc. to Remove and Replace the Elm tree with an Oak Tree and Power Wash the Sidewalk at 2310 Stone Crop Way: The Board deferred discussion.

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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: No action was taken at this time.

Second Amended and Restated Resident Rules, Regulations and Design Guidelines: The Board entered into discussion regarding the Second Amended and Restated Resident Rules, Regulations and Design Guidelines.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the easement for operations & maintenance, subject to legal descriptions and final legal review.

CAPITAL PROJECTS

Final Engineers Report and Certification #74 prepared by Ranger Engineering, LLC, dated July 30, 2021: 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 \$2,524,877.05, detailed in the Final Engineers Report and Certification #74 prepared by Ranger Engineering, LLC, dated July 30, 2021.

DEVELOPER UPDATE

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

Necessary Inclusions: No action was taken by the Board.

OTHER MATTERS

Pet Signage from Fusion Sign and Design: The Board deferred discussion.

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