

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD SEPTEMBER 1, 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 1st day of September, 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 L. Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Bill Flynn; Simmons & Wheeler, P.C.

Jessica Sergi; Ranch Capital, LLC

Anthony Harrigan; STC Metropolitan District No. 1 Board Member

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 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.

Minutes: The Board reviewed the Minutes of the August 4, 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 August 4, 2021 Special Meeting.

PUBLIC COMMENTS

Homeowners asked questions regarding landscaping.

FINANCIAL MATTERS

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

Fund	Period Ending August 31, 2021
General	\$ 28,326.13
Debt	\$ -0-
Capital	\$ 3,086.20
Payroll	\$ 646.45
Total	\$ 32,058.78

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 July 31, 2021 and schedule of cash position, dated July 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 for the period ending July 31, 2021 and schedule of cash position, dated July 31, 2021.

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LEGAL MATTERS

There were no legal matters.

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 entered into discussion regarding the addition of a signage area near the mailboxes in downtown Superior for the purpose of posting community events.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the addition of a signage area near the mailboxes in downtown Superior for posting community events.

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 reviewed a proposal from Property Services, Inc. to remove and replace the Elm tree with an Oak tree and power wash the sidewalks at 2310 Stone Crop Way.

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 proposal from Property Services, Inc to remove and replace the Elm tree with an Oak tree, as well as power wash the sidewalk at 2310 Stone Crop Way, in the amount of \$1,245.

COVENANT CONTROL

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

CAPITAL PROJECTS

Final Engineers Report and Certification #75 prepared by Ranger Engineering, LLC, dated August 20, 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 \$2,080,210.62, detailed in the Final

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Engineers Report and Certification #75 prepared by Ranger Engineering, LLC, dated August 20, 2021.

DEVELOPER UPDATE

Status of Lot and Home Sales: No report given.

Necessary Inclusions: No report given.

OTHER MATTERS

Pet Signage from Fusion Sign and Design: The Board reviewed and approved the pet signage options.

ADJOURNMENT

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

Respectfully submitted,

By



Secretary for the Meeting