

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD SEPTEMBER 2, 2020

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 2nd day of September, 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.

Bill Flynn; Simmons & Wheeler, P.C.

Bill Jencks and Jessica Sergi; Ranch Capital, LLC

Dave Andrews; Edifice North, 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.

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ADMINISTRATIVE MATTERS **Agenda:** Ms. Ripko distributed for the Board's review and approval a proposed Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Agenda was approved, as amended.

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 special meeting.

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 would be held by conference call without any individuals (neither District Representatives nor the General Public) attending in person, as stated above. The Board further noted that the notice of the time, date and teleconference information for the meeting was duly posted and that no objections or any requests that the method of the meeting place be changed were received from taxpaying electors within the District's boundaries.

PUBLIC COMMENTS

There were no public comments at this time.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the August 5, 2020 Special Meeting and August 20, 2020 Work Session Meeting.
- Ratify approval of Change Order No. 008 with SAMORA Construction for Block 14 for landscape and concrete in the amount of \$56,705.10.
- Ratify approval of Change Order No. 007 with Hudick Excavating, Inc. ("HEI Civil") for Superior Town Center Phase 2D for landscape and irrigation damage repairs in the amount of \$41,595.00.

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

FINANCIAL MATTERS

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

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Fund	Period Ending Aug. 12, 2020
General	\$ 34,287.60
Debt	\$ -0-
Capital	\$ 3,970.00
Total	\$ 38,257.60

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

Unaudited Financial Statements: Mr. Flynn presented to the Board the unaudited financial statements and cash position for the periods ending June 30, 2020 and July 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 and cash position for the periods ending June 30, 2020 and July 31, 2020.

LEGAL MATTERS **Sidewalk Easement:** Attorney Becher discussed with the Board the sidewalk easement. No action was taken.

Work Session with North Slope Capital Advisors and Bond Counsel: Attorney Becher noted that North Slope Capital Advisors is available to answer any questions on the upcoming Bond issuance. She further discussed the status of the Bond issuance noting the recent submission to SURA and the Town.

OPERATIONS AND MAINTENANCE MATTERS Ms. Ripko reported that she is working with Director Hulsebus to address dead and dying plants.

COVENANT CONTROL **Community Manager's Update:** Ms. Ripko referred to her Community Management Report.

Resident (578 Discovery Parkway) Request: The Board reviewed resident (578 Discovery Parkway) request for additional wrought iron/steel railing for the front porch.

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 additional wrought iron/steel railing for the front porch.

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CAPITAL PROJECTS

Final Engineer's Report and Certification #63 dated, August 28, 2020: Ms. Ripko reviewed with the Board the improvement costs in the amount of \$1,115,275.72, under the Final Engineer's Report and Certification #63, dated August 28, 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 \$1,115,275.72, under the Final Engineer's Report and Certification #63, dated August 28, 2020, prepared by Ranger Engineering, LLC.

Project Requisition No. 10: The Board discussed Project Requisition No. 10.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Project Requisition No. 10 in the amount of \$417,022.95.

Change Order No. 3-R1 with SAMORA Construction for STC Block 25 for Landscape and Sidewalks: The Board discussed Change Order No. 3-R1 with SAMORA Construction for STC Block 25 for Landscape and Sidewalks.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 3-R1 with SAMORA Construction for STC Block 25 for Landscape and Sidewalks in the amount of \$3,956.25.

Proposal from Vargas Property Services, Inc. for Removal and Replacement of a Tree: The Board discussed a proposal from Vargas Property Services, Inc. for removal and replacement of a tree at the corner of 2310 Stonecrop Way.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board approved the proposal from Vargas Property Services, Inc. for removal and replacement of a tree at the corner of 2310 Stonecrop Way, in the amount of \$850.00.

Report on Insurance Coverage for Damage to Landscaping and Irrigation, Superior Town Center, Phase 2D: Ms. Ripko reported to the Board on the insurance coverage for damage to landscaping and irrigation, Superior Town Center, Phase 2D.

Change Order No. 009 R-1 with SAMORA Construction for Block 14: The Board discussed Change Order No. 009 R-1 for Block 14.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved Change

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Order No. 009 R-1 with SAMORA Construction for Block 14 in the amount of \$13,135.31.

Final Engineer's Report and Certification, Town of Superior Tract H dated, August 12, 2020: Ms. Ripko reviewed with the Board the improvement costs in the amount of \$919,577.88, under the Final Engineer's Report and Certification, Town of Superior Tract H, dated August 12, 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 \$919,577.88, under the Final Engineer's Report and Certification, Town of Superior Tract H, dated August 12, 2020, prepared by Ranger Engineering, LLC.


DEVELOPER UPDATE

Lot and Home Sales Update: Mr. Jencks noted that home sales are on track and that Toll Bros continues to move forward on planned development. He further noted that work on the park and Marshall Road Bridge will begin in a couple of months.

OTHER MATTERS There were no other matters for discussion at this time.

ADJOURNMENT There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting