

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD SEPTEMBER 7, 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 Tuesday, the 7th day of September, 2022, at 9:00 A.M. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>; Meeting ID: 897 9736 4658, Passcode: 115782 and via telephone conference at: 1-253-215-8782. 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")

Alicia Corley, Esq.; Icenogle Seaver Pogue, P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Sonia Chin and Bill Jenks; Ranch Capital, LLC

Guy 'Anthony' Harrigan and Lea Maxwell; 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 Regular Meeting.

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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.

Minutes: The Board reviewed the Minutes of the August 3, 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 August 3, 2022 Regular Meeting.

Meeting Schedule: The Board entered into discussion regarding the meeting schedule for the remaining of 2022.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Willis and, upon vote, unanimously carried, the Board moved the meetings to every other month.

PUBLIC COMMENTS

There were no public comments.

FIRE RESPONSE

Fire Cleanup: The Board entered into discussion regarding the status of the fire cleanup.

FINANCIAL MATTERS

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

Fund	Period Ending August 31, 2022
General	\$ 19,673.93
Debt	\$ -0-
Capital	\$ -0-
Payroll	\$ -0-
Total	\$ 19,673.93

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 July 31, 2022.

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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 July 31, 2022.

LEGAL MATTERS

There were no legal matters to discuss at this time.

OPERATIONS AND MAINTENANCE

Operating Projections: The Board entered into discussion regarding the operating projections. It was noted that the expenses have been confirmed by Ranch Capital, LLC and they are working with Ms. Wheeler for revenue.

CAPITAL PROJECTS

Final Engineers Report and Certification #87 prepared by Ranger Engineering, LLC, dated August 22, 2022: The Board reviewed the improvement costs in the amount of \$1,091,828.21, under Final Engineers Report and Certification #87 prepared by Ranger Engineering, LLC, dated August 22, 2022.

Following review and discussion by the Board, upon motion duly made by Director Willis, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$1,091,828.21, detailed in the Final Engineers Report and Certification #87 prepared by Ranger Engineering, LLC, dated August 22, 2022.

DEVELOPER UPDATE

Status of Development: Mr. Jenks updated the Board on the status of development.

Necessary Inclusions: Mr. Jenks updated the Board on the necessary inclusions of Block 12, Lot 3 of filing 1B.

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

COVENANT CONTROL

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

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