

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD JULY 30, 2025

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 30th day of July, 2025, at 10:00 A.M. This District Board meeting was held at via Zoom Meeting <https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUlZZc1VMWTJFZjFHdz09>, Meeting ID: 862 6755 0643, Passcode: 987572. 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.

Jennifer L. Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

PUBLIC COMMENTS

There were no public comments.

ADMINISTRATIVE MATTERS

Call to Order/ Quorum: Ms. Ripko called to order and confirmed the presence of a quorum.

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. The Board of Directors reviewed the Agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, if any, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting. Additionally, the Board of Directors determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

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Agenda: The Board reviewed the proposed Agenda for the District's Special 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 amended.

Confirmation of Meeting Location/Posting of Notice: It was noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Minutes of the May 1, 2025 Special Meeting: The Board reviewed the Minutes of the May 1, 2025 Special Meeting.

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

May 6, 2025 Election: Ms. Ripko discussed with the Board the results of the cancelled May 6, 2025 Election.

Appointment of Officers: Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President:	James A. Brzostowicz
Treasurer:	Terry Willis
Secretary:	Peggy Ripko

FINANCIAL MATTERS

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

Fund	Period Ending March 2025	Period Ending April 2025	Special Payment April 2025
General	\$ 66,878.66	\$ 85,884.91	\$ 1,378.00
Debt	\$ -0-	\$ 1,666.67	\$ -0-
Capital	\$ 700.00	\$ 787.50	\$ -0-
Payroll	\$ -0-	\$ 461.75	\$ -0-
Total	\$ 67,578.66	\$ 88,800.83	\$ 1,378.00

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Fund	Period Ending May 2025	Period Ending June 2025	Period Ending July 2025
General	\$ 47,408.13	\$ 31,805.85	\$ 36,242.37
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 1,487.50	\$ -0-	\$ 1,312.50
Payroll	\$ -0-	\$ 369.40	\$ -0-
Total	\$ 48,895.63	\$ 32,175.25	\$ 37,554.87

Following 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 the claims.

Unaudited Financial Statements: Ms. Wheeler reviewed the unaudited financial statements for the period ending June 30, 2025 with the Board.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis, and upon vote unanimously carried, the Board accepted the unaudited financial statements.

2024 Audit: Ms. Wheeler discussed the 2024 Audit with the Board.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis, and upon vote unanimously carried, the Board approved the Requests for Extension of Time to File the 2024 Audit and the 2024 Audit, subject to final legal review, and authorized execution of the Representations Letter.

LEGAL MATTERS

Conveyance of Plaza to Town of Superior between the District and RC Superior, LLC for Superior Town Center Filing 1B Replat No. 6: The Board reviewed a Conveyance of Plaza to Town of Superior between the District and RC Superior, LLC for Superior Town Center Filing 1B Replat No. 6.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis, and upon vote unanimously carried, the Board approved the Quitclaim Deed for the Conveyance of Plaza to Town of Superior between the District and RC Superior, LLC for Superior Town Center Filing 1B Replat No. 6.

Memorandum re Amended Rules Establishing Technology Accessibility Standards: Attorney Ivey discussed the Memorandum re Amended Rules Establishing Technology Accessibility Standards with the Board.

Resolution Adopting Revised Technology Accessibility Statement: The Board reviewed a Resolution Adopting Revised Technology Accessibility Statement.

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Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis, and upon vote unanimously carried, the Board adopted Resolution Adopting Revised Technology Accessibility Statement.

LANDSCAPING MATTERS

There were no landscaping matters to discuss.

OPERATIONS AND MAINTENANCE

Oak Tree Removal: The Board deferred this matter.

Meridian Plant Repair: The Board deferred this matter.

Bollard Repair: The Board reviewed a proposal from Colorado Facility Management LLC for bollard repair.

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 an Additional Services Contract between the District and Colorado Facility Management LLC for bollard repair, in the amount of \$3,031.00.

Parking Striping: The Board deferred this matter.

CAPITAL PROJECTS

Final Engineers Report and Certification #120 prepared by Ranger Engineering, LLC, dated May 23, 2025: The Board reviewed the improvement costs in the amount of \$276,199.08, under Final Engineers Report and Certification #120 prepared by Ranger Engineering, LLC, dated May 23, 2025.

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 \$276,199.08, detailed in the Final Engineers Report and Certification #120 prepared by Ranger Engineering, LLC, dated May 23, 2025.

Final Engineers Report and Certification #121 prepared by Ranger Engineering, LLC, dated June 17, 2025: The Board reviewed the improvement costs in the amount of \$404,775.80, under Final Engineers Report and Certification #121 prepared by Ranger Engineering, LLC, dated June 17, 2025.

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 \$404,775.80, detailed in the Final Engineers Report and Certification #121 prepared by Ranger Engineering, LLC, dated June 17, 2025.

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Final Engineers Report and Certification #122 prepared by Ranger Engineering, LLC, dated July 18, 2025: The Board reviewed the improvement costs in the amount of \$189,135.02, under Final Engineers Report and Certification #122 prepared by Ranger Engineering, LLC, dated July 18, 2025.

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 \$189,135.02, detailed in the Final Engineers Report and Certification #122 prepared by Ranger Engineering, LLC, dated July 18, 2025.


OTHER MATTERS

There were no other matters to discuss.

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