

Lake of the Rockies Metropolitan District
 March 26, 2020 Special Meeting Minutes
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**MINUTES OF A SPECIAL MEETING
 OF THE BOARD OF DIRECTORS OF THE
 LAKE OF THE ROCKIES METROPOLITAN DISTRICT
 HELD
 MARCH 26, 2020**

A special meeting of the Board of Directors of Lake of the Rockies Metropolitan District (“Board”) was held Thursday, March 26, 2020, at 1:00 p.m. via conference call. Conference call number: 844-286-0635, participant code: 536613752.

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.

Attendance

In attendance were Directors:

Mike Fenton
 Sarah Darneal
 Jeff Mattson
 Tia Mayer
 Eddie Jones

Also in attendance were:

Elisabeth Cortese; McGeady Becher P.C.
 Josh Miller, Kimbrie Garcia, Adam Mounce, Carrie Bartow,
 Chelsea Gondeck; CliftonLarsonAllen LLP
 Scott Bogart; Resident

Administrative
 Matters/Call to
 Order/Declaration
 of Quorum

Director Fenton called the meeting to order and declared a quorum present at 1:11 p.m. Upon a motion duly made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board approved the agenda as presented.

Disclosure of
 Potential Conflicts
 of Interest

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Secretary of State. The Members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting in accordance with Statute. No additional disclosures were made. Attorney Cortese noted that Disclosures Statements for all Directors were filed by the statutory deadline.

Meeting Agenda
 and Location and
 Posting Notices

Meeting Location and Designation of 24-Hour Posting Location: The Board entered into discussions regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. Following discussion, and upon motion duly made by Director Fenton, seconded by Director Mattson and, upon vote, unanimously carried, the Board determined that because there is not a suitable or convenient location within its boundaries, it was determined to conduct the meeting at the above-stated date, time and location. The Board further noted that notice of this location was posted within the boundaries of the District and the Board had not received any objections to the

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location or any requests that the meeting place be changed by taxpaying electors within the boundaries of the District.

Administrative
Matters

A. Approve Minutes of the November 21, 2019 Regular Meeting

Following discussion, upon motion made by Director Fenton, seconded by Director Darneal and, upon vote, unanimously carried, the Board approved the November 21, 2019 Regular Meeting Minutes.

Public Comment

Scott Bogart introduced himself to the Board and stated his intent to run for the Board in the May 5, 2020 Election. He noted that he did not have any comments at this time. Director Mayer inquired on the cleaning of the detention pond. Mr. Miller noted he would comment on that in the Management Update.

Legal Items

A. Discuss Status of May 5, 2020 Director Election

Attorney Cortese noted that the election would occur as there were more self-nomination forms received than were available seats based upon the terms available. Director Mayer inquired on the individuals running. The Board discussed the potential opportunity to avoid the cost of the election through a withdrawal of self-nominations, canceling of the election, and making appointments at a later date. The Board directed Ms. Cortese to provide information to the Board and the interested candidates by email regarding same.

Financial Items

A. Review and Ratify Previous Claims and Approve Current Claims

Mr. Mounce reviewed the previous claims with the Board. Upon a motion duly made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board approved and ratified the previous claims.

Mr. Mounce reviewed the current claims with the Board. Upon a motion duly made by Director Fenton, seconded by Director Darneal, and upon vote, unanimously carried, the Board approved the current claims.

B. Review and Approve December 31, 2019 Unaudited Financial Statements and Cash Position Report

Ms. Bartow reviewed the December 31, 2019 unaudited financial statements and cash position with the Board. Upon a motion duly made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board approved the December 31, 2019 Unaudited Financial Statements and Cash Position.

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Financial Items

C. Review and Accept the 2019 Audit Report and Authorize Execution of the Representations Letter

Ms. Bartow reviewed the 2019 Audit with the Board. Upon a motion duly made by Director Fenton, seconded by Director Darneal, and upon vote, unanimously carried, the Board accepted the 2019 Audit Report and Authorized Execution of the Representations Letter subject to any minor revisions, final unqualified opinion from the auditor and review by legal counsel.

Manager's Matters

A. Review and Consider Approval of Change Order No. 5 with Metco Landscape for Path Enhancements

Mr. Miller reviewed the proposal for the path enhancement and the need for a permanent easement from the homeowner at 17760 Lake Side Drive. Director Jones inquired on why the issues was not resolved by the builder. Further discussion was deferred.

B. Other

Mr. Miller noted that pursuant to the Governor's Order/COVID-19 the tot lot is closed, however, maintenance will continue.

C. Other

Mr. Miller noted that management is working with Bailey Land Solutions to review the detention pond and provide an annual maintenance proposal to e approved by the District.

Development

A. Report on Status of Development

Director Fenton provided an update on the Development and noted that all lots have been sold, the sales units have closed, and only seven houses remain to be built.

Covenants Enforcement Matters

Mr. Miller reviewed the 2020 covenants violations with the Board. Following discussion Ms. Gondeck reviewed the covenant process. Discussion ensued on increased flexibility on covenant enforcement during the stay-at-home order and the Board discussed consideration of delayed landscaping installation.

Confirm Quorum for Next Regular Meeting


The Board confirmed quorum for June 25, 2020. Mr. Miller noted that a special meeting can be called if items arise.

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Adjournment

With no further business to discuss, upon a motion duly made by Director Mayer, seconded by Director Fenton and, upon vote, unanimously carried, the Board adjourned the meeting at 2:26 p.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting

Certificate Of Completion

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Subject: Please DocuSign: LOTR 03-26-2020 minutes.pdf	
Client Name: LOTR	
Client Number: NA	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
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Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
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	Kimbrie.Garcia@claconnect.com
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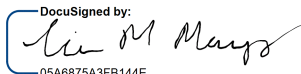
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Tia Mayer
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Signature

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 ID: 75a09e2f-41ea-4c3b-8185-fa3ed94f5a2b

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Timestamp

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 Chelsea.Gondeck@claconnect.com
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Timestamps

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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	6/9/2020 8:41:56 PM
Completed	Security Checked	6/9/2020 8:41:56 PM

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