

## RECORD OF PROCEEDINGS

---

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
LAKE OF THE ROCKIES METROPOLITAN DISTRICT  
(THE “**DISTRICT**”)  
HELD  
FEBRUARY 28, 2023

A special meeting of the Board of Directors of the Lake of the Rockies Metropolitan District (referred to hereafter as the “**Board**”) was convened on Tuesday, February 28, 2023, at 6:00 p.m. This District Board meeting was held at 166 2<sup>nd</sup> Street, Monument, CO 80132 and via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Eddie Jones  
Tia Mayer  
Dale Huffman  
Jennifer Adams  
Jay Kappel

#### Also, In Attendance Were:

Krista Baptist, Korben Heim, Mallorie Hansen and Seef Le Roux;  
CliftonLarsonAllen LLP (“CLA”)  
Suzanne Meintzer, Esq.; McGeady Becher P.C.  
David Firmin, Esq.; Altitude Community Law

#### Members of the Public in Attendance:

Meghan Crawford

### ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** Director Jones called the meeting to order. A quorum of the Board was confirmed.

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors 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. It was noted by Attorney Meintzer that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors, and no additional conflicts were disclosed at the meeting.

**Agenda, Location of Meeting, and Meeting Notices:** The Board noted the

## RECORD OF PROCEEDINGS

---

meeting was noticed on the website as required. Following review upon a motion duly made by Director Jones, seconded by Director Adams and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Public Comment:** Jenna Davey, a member of the public who was not present, submitted a comment prior to the meeting to Director Mayer stating that some of the residents received the election notice late.

Meghan Crawford, a member of the public, commented on public engagement and the publics' attendance at Board meetings.

**November 8, 2022 Special Board Meeting Minutes:** Following review, upon a motion duly made by Director Jones, seconded by Director Adams and, upon vote, unanimously carried, the Board approved the November 8, 2022 special Board meeting minutes.

### FINANCIAL MATTERS

**December 31, 2022 Unaudited Financial Statements:** Ms. Hansen reviewed the December 31, 2022 Unaudited Financial Statements with the Board. Director Jones raised a question regarding bond payments. Following discussion, upon motion duly made by Director Jones, seconded by Director Mayer and, upon vote, unanimously carried, the Board accepted the December 31, 2022 Unaudited Financial Statements.

**Payment of Claims:** Ms. Hansen reviewed the previous and current claims with the Board. Directory Jones raised a question regarding a CLA invoice. Following review and discussion, upon motion duly made by Director Jones, seconded by Director Adams and, upon vote, unanimously carried, the Board ratified approval of the payment of claims.

**Other:** Attorney Meintzer reviewed the proposal from Piper Sandler & Co. for refinancing bonds. Following discussion, the Board directed Attorney Meintzer to obtain additional proposals. No further action was taken.

### LEGAL MATTERS

**Limited Amendments to the Covenants and Restrictions of the Lake of the Rockies Metro District Regarding Short-Term Rentals and Installation of Sheds:** Attorney Firmin addressed the approved amendment to Policies and Procedures prohibiting short-term rentals and stated that it can be enforced at any time

Following review and discussion, upon a motion duly made by Director Jones, seconded by Director Mayer and, upon vote, unanimously carried, the Board approved the motion to amend the Policies and Procedures to include Class III

## RECORD OF PROCEEDINGS

---

violation regarding the prohibition of short-term rentals and adopted the Resolution to amend the Policies and Procedures.

A notice of the short-term rental prohibition will be included in the status letters to the residents.

**Service Agreement with BrightView Landscape Services, Inc. for Snow Removal and Landscape Maintenance Services:** The Board reviewed landscape maintenance priorities. Following review and discussion, upon a motion duly made by Director Mayer, seconded by Director Adams and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement with BrightView Landscape Services, Inc. for Snow Removal and Landscape Maintenance Services.

**Other:** None.

### MANAGER MATTERS

**Covenant Enforcement:** Mr. Heim provided an update to the Board regarding violations within the community. No action was taken.

**Design Review Committee:** Director Jones reviewed the plans for the Design Review Committee. Attorney Firmin informed the Board that an Architectural Review Committee is allowed. This discussion was deferred by the Board.

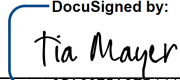
### OTHER BUSINESS

**Community Dumpster Days:** The Board discussed having HBS Trash place dumpsters within the community for community use. The Board directed Ms. Baptist and Mr. Heim to get a quote and to coordinate with HBS Trash. The Board would like to provide dumpsters from HBS Trash to the community on the following dates: April 7-12 and September 15-20.

### ADJOURNMENT

There being no further business to come before the Board at this time Director Jones adjourned the meeting at 7:51 p.m.

Respectfully submitted,

By  \_\_\_\_\_  
Secretary for the Meeting

DocuSigned by:  
05A6875A3FB144E...