

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LAKE OF THE ROCKIES METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
SEPTEMBER 24, 2020

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 Thursday, September 24, 2020, at 1:00 p.m., at 300 Hwy. 105, Monument, Colorado. / 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, the public was asked to participate in the District Board meeting via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Mike Fenton, President*
Scott Bogart, Secretary
Randy Lucas, Assistant Secretary*
Tia Mayer, Treasurer
Eddie Jones, Assistant Secretary

Also, In Attendance Were:

Suzanne Meintzer*; McGeady Becher P.C.
Josh Miller, Chelsea Gondeck*, and Adam Mounce*; CliftonLarsonAllen LLP

[Participated via Telephone or Zoom*]

CALL TO ORDER/ AGENDA

Call to Order:

Director Fenton called the meeting to order and declared a quorum present at 1:02 p.m.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Mayer, seconded by Director Jones, and upon vote unanimously carried, the Board approved the Agenda, as amended to include discussion regarding the pathway to the lake.

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 Meintzer noted that the Disclosure Statement for Director Fenton was filed by the statutory deadline and that the other Directors are residents of the District.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Meeting Location and Posting of Notices:

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 meeting. Following discussion, and upon motion duly made by Director Fenton, seconded by Director Bogart and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of COVID-19 and the benefit to the control of the spread of the virus by limiting in-person contact, this meeting was conducted via conference call and encouraged public participation via telephone. 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 telephonic meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries. Following discussion, upon motion made by Director Fenton, seconded by Director Bogart and, upon vote, unanimously carried, the Board approved the agenda as amended to reflect a special board meeting.

Minutes of June 25, 2020 Special Meeting:

The Board reviewed the Minutes of the June 25, 2020 Special Meeting. Following review and discussion, upon motion duly made by Director Bogart, seconded by Director Fenton, and upon vote unanimously carried, the Board approved the Minutes, as presented.

Public Comment:

None.

LEGAL MATERS

Other:

None.

FINANCIAL MATTERS

2019 Audit and Execution of the Legal Response Letter:

Mr. Mounce reviewed the 2019 Audit and the Legal Response Letter with the Board. Following discussion, upon motion duly made by Director Bogart, seconded by Director Jones, and upon vote unanimously carried, the Board ratified approval of the 2019 Audit and Execution of the Legal Response Letter.

Payment of Claims:

Mr. Mounce reviewed the payment of claims in the amount of \$62,101.95 for approval. Following discussion, upon motion duly made by Director Bogart, seconded by Director Mayer, and upon vote unanimously carried the Board approved claims in the amount of \$62,101.95.

Unaudited Financial Statements and Cash Position:

Mr. Mounce reviewed the unaudited financial statements and cash position report for the period ending on June 30, 2020 with the Board. Following

RECORD OF PROCEEDINGS

discussion, upon motion duly made by Director Bogart, seconded by Director Mayer, and upon vote unanimously carried, the Board accepted the unaudited financial statements and cash position report as presented.

Other:

Mr. Mounce provided a budget timeline to the Board.

DEVELOPMENT
MATTERS

Status of Development:

Mr. Fenton discussed the status of development with the Board. He provided an updated punch list of items to be completed including the pond cleanout, sidewalk work, and landscaping.

Pathway to the Lake:

Ms. Mayer inquired on adding gravel to the pathway. Mr. Fenton stated he would review the pathway for final completion of improvements.

MANAGER
MATTERS

Managers' Report:

Mr. Miller reviewed the Managers' Report with the Board. Discussion ensued regarding landscaping, tree claims, and insurance. The Board gave direction to solicit proposals for landscaping services.

Covenant Enforcement:

The Board engaged in a discussion regarding the makeup of the Architectural Review Committee and enforcement procedures. Ms. Meintzer discussed retention of special covenant enforcement legal counsel. The Board directed General Counsel to obtain proposals from potential special covenant enforcement law firms for the next meeting and to include an agenda item for appointments to the ARC.

Installation of Pet Waste Stations:

Mr. Miller reviewed inquiries on additional pet station installations. The Board directed Mr. Miller to obtain estimated costs for the Boards consideration at the next meeting.

Other:

None.

OTHER BUSINESS

Next Regular Board Meeting (Currently Scheduled for November 20, 2020 at 1:00pm):

The Board members confirmed their availability for the November 20, 2020 Special Meeting.

Neighborhood Watch Signs:

Director Mayer and Director Jones noted that neighborhood watch signs had


RECORD OF PROCEEDINGS

been installed.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 2:25 p.m.

Respectfully submitted,

DocuSigned by:

By _____
7479E20076A94B1...
Secretary for the Meeting

Certificate Of Completion

Envelope Id: 460E5DF2D31F4222AD4CD03F1C240D48	Status: Completed
Subject: Please DocuSign: I.E. 09-24-2020 DRAFT MINUTES_2020.docx	
Client Name: Lake of the Rockies	
Client Number: 44713	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Chelsea Gondeck
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
	Chelsea.Gondeck@claconnect.com
	IP Address: 216.161.57.222

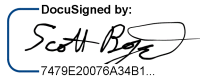
Record Tracking

Status: Original	Holder: Chelsea Gondeck	Location: DocuSign
11/23/2020 12:19:42 PM	Chelsea.Gondeck@claconnect.com	

Signer Events

Scott Bogart
 bogart_s@msn.com
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 7479E20076A34B1...

Signature Adoption: Drawn on Device
 Using IP Address: 75.163.197.58

Timestamp

Sent: 11/23/2020 12:20:49 PM
 Viewed: 11/23/2020 2:25:50 PM
 Signed: 11/23/2020 2:26:22 PM

Electronic Record and Signature Disclosure:
 Accepted: 11/23/2020 2:25:50 PM
 ID: 97a742e4-f932-4a84-8029-710f48c43652

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/23/2020 12:20:49 PM
Certified Delivered	Security Checked	11/23/2020 2:25:50 PM
Signing Complete	Security Checked	11/23/2020 2:26:22 PM
Completed	Security Checked	11/23/2020 2:26:22 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CliftonLarsonAllen LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.