

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING OF
THE BOARDS OF DIRECTORS OF THE
RAMPART RANGE METROPOLITAN DISTRICT NOS. 1, 2 & 7
(THE “DISTRICTS”)
HELD
JUNE 22, 2022**

A regular meeting of the Boards of Directors of the Rampart Range Metropolitan District Nos. 1, 2 & 7 (referred to hereafter as the “Boards”) was convened on June 22, 2022 at 3:59 p.m. at Coventry Development Corp., 9878 Schwab Way, Suite 415, Lone Tree, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Keith Simon, President
Darryl Jones, Treasurer
Elizabeth Mathews, Secretary
Ken Linhardt, Asst. Secretary

Also, In Attendance Were:

Denise Denslow, Nic Carlson and Susan Sanchez; CliftonLarsonAllen LLP
Jon Hoistad, Esq.; McGeady Becher P.C.
Dennis Bedford; BrightView Landscape Services, Inc. (“BrightView”)
Carson Besgrove; Merrick and Company
Ernie Warzecha; Diverse Project Consultants

ADMINISTRATIVE MATTERS

Quorum/call to order/disclosures of potential conflicts of interest: Director Simon called the meeting to order and confirmed the presence of a quorum.

The Boards discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards 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 Boards’ members prior to this meeting in accordance with statute. It was noted by Attorney Hoistad 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 posting of meeting notices: The Boards reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Simon, seconded by Director Jones and, upon vote, unanimously carried, the Boards approved the Agenda, as presented.

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The Boards entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Districts' Board meeting. Following discussion, and upon motion duly made by Director Simon, seconded by Director Jones and, upon vote, unanimously carried, the Boards determined to conduct the meeting at the above-stated date, time, and location, which is within 20 miles of the District. It was further 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 Districts' boundaries have been received.

Results of May 3, 2022 Cancelled Regular Election and appointment of Officers: It was noted that the May 3, 2022 Regular Directors' Elections were cancelled, as allowed under the statute, as there were not more candidates than seats available. Directors Matthews and Jones were deemed elected to 3-year terms to May 2025. Following discussion, upon a motion duly made by Director Simon, seconded by Director Linhardt and, upon vote, unanimously carried, the Board appointed the following Officers:

President, Keith Simon
 Secretary, Elizabeth Matthews
 Treasurer, Darryl Jones
 Assistant Secretary, Ken Linhardt

Public Comment: There were no public comments.

CONSENT AGENDA

April 20, 2022 Special Meeting Minutes:

Proposal between RRMD No. 1 and Sage Design Group for updated signage:

Director Simon reviewed the Consent Agenda with the Boards. Following discussion, upon a motion duly made by Director Linhardt, seconded by Director Simon and, upon vote, unanimously carried, the Boards approved and/or ratified, as appropriate, the consent agenda.

ENGINEER/ CONSTRUCTION MATTERS

Construction Report: Mr. Warzecha noted there were no updates to be provided. It was noted that Balfour Beatty Infrastructure, Inc. ("BBI") has not completed punchlist items on the Sky Ridge Bridge repair work. Attorney Hoistad and Ms. Denslow will coordinate with BBI to complete the work.

LANDSCAPE MATTERS

Landscape Report: Mr. Bedford provided an overview of current activities, noting the maintenance is ongoing with irrigation repairs underway. The seeding work has been completed on Pond 303. The tree replacement is ongoing.

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FINANCIAL MATTERS

Prior claims: Ms. Sanchez reviewed the prior claims with the RRMD No. 1 Board. Upon a motion duly made by Director Simon, seconded by Director Matthews and, upon vote, unanimously carried, the RRMD No. 1 Board ratified approval of prior claims totaling \$225,161.06 including ACH payments for Denver Water and Xcel Energy monthly invoices.

Cash Position Report: Ms. Sanchez reviewed the Cash Position Report, noting this is informational only.

LEGAL MATTERS

Plat amendment and conveyance of Tracts D1 and E1, Ridgeway – Section 22 Filing No. 1, Amendment No. 1, City of Lone Tree, Douglas County, State of Colorado from RRMD No. 1 to Retreat at Ridgeway LLC: Attorney Hoistad discussed the plat amendment and conveyance of Tracts D1 and E1 to Retreat at Ridgeway LLC with the RRMD No. 1 Board, noting that the conveyance deed will be done after the plat amendment is complete.

MANAGER MATTERS

Other: Ms. Denslow updated the Boards on landscaping matters, Newmark garage repairs and mulching near the Kiewit campus.

BOARD MEMBER ITEMS

Other: None.

OTHER BUSINESS

Quorum for July 27, 2022 Regular Meeting: A quorum was confirmed.

Other: None.

ADJOURNMENT

There being no further business to come before the Boards at this time, Director Simon adjourned the meeting.

Respectfully submitted,

DocuSigned by:
Elizabeth Matthews
By _____
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Secretary for the Meeting

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Client Number: 011-070253-OS01-2022	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 5	Initials: 0
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