

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARDS OF DIRECTORS OF THE
RAMPART RANGE METROPOLITAN DISTRICT NOS. 1, 2 & 7
(THE “DISTRICTS”)
HELD
FEBRUARY 13, 2024**

A special 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 February 13, 2024 at 1:00 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 Matthews, Secretary
Ken Linhardt, Assistant Secretary

Also, In Attendance Were:

Denise Denslow, Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP
Jon Hoistad, Esq.; McGeady Becher P.C.
Mike Crespin and Leigh Dufresne; BrightView Landscape Services, Inc. (“BrightView”)
Carson Besgrove; Merrick & Company
Ernie Warzecha; Diverse Project Consultants
John Connelly; Coventry Development Corp.
Jennifer Miller; Shea Homes and Rampart Range Metropolitan District No. 5

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 Jones, seconded by Director Linhardt and, upon vote,

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unanimously carried, the Boards approved the Agenda, as amended adding Item V.B. and removing Item VI.A.

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 Jones, seconded by Director Linhardt 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 Districts. 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.

Public Comment: There were no public comments.

CONSENT AGENDA

The Boards considered the following items on the Consent Agenda:

Minutes of December 6, 2023 Special Meeting:

Following review and discussion, upon a motion duly made by Director Jones, seconded by Director Linhardt and, upon vote, unanimously carried, the Boards approved the Consent Agenda.

ENGINEER/CONSTRUCTION MATTERS

Engineering/Design Report: Mr. Besgrove noted there were no new updates to report.

Construction Report: Mr. Warzecha noted there were no new updates to report.

LANDSCAPE MATTERS

Landscape Report: Ms. Dufresne updated the Boards, noting the spring cleanup is ongoing. The turf fertilization and weed control will be implemented as required.

LEGAL MATTERS

Second Amendment to Joint Resolution of Rampart Range Metropolitan District Nos. 1, 5 and 8 to Impose Water Resource Credit Fees (Tracts A and B, Lots 2 and 3, Ridgeway SW Filing No. 4): Attorney Hoistad reviewed the Second Amendment with the RRMD No. 1 Board. Following discussion, upon a motion duly made by Director Simon, seconded by Director Matthews and, upon vote, unanimously carried, the RRMD No. 1 Board approved the Second Amendment to Joint Resolution of Rampart Range Metropolitan District Nos. 1, 5 and 8 to Impose Water Resource Credit Fees (Tracts A and B, Lots 2 and 3, Ridgeway SW Filing No. 4).

License Agreement for Lone Tree Mobility HUB (Train Station) between RRMD No. 1 and HS&G, Inc.: Attorney Hoistad reviewed the License

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Agreement with the RRMD No. 1 Board. Following discussion, upon a motion duly made by Director Linhardt, seconded by Director Jones and, upon vote, unanimously carried, the RRMD No. 1 Board approved the License Agreement for Lone Tree Mobility HUB (Train Station) between RRMD No. 1 and HS&G, Inc.

MANAGER
MATTERS

Service Agreement for Engineering Consultation and Construction Services (2024 West Side Miscellaneous Services) between RRMD No. 1 and Diverse Project Consultants, LLC: Ms. Denslow reviewed the Service Agreement with the RRMD No. 1 Board. Following discussion, upon a motion duly made by Director Matthews, seconded by Director Linhardt and, upon vote, unanimously carried, the RRMD No. 1 Board approved the Service Agreement for Engineering Consultation and Construction Services (2024 West Side Miscellaneous Services) between RRMD No. 1 and Diverse Project Consultants, LLC.

Service Agreement for 2024 Landscape Maintenance and Snow Removal Services between RRMD No. 1 and BrightView Landscape Services, Inc.: Ms. Denslow reviewed the Service Agreement with the RRMD No. 1 Board. Following discussion, upon a motion duly made by Director Matthews, seconded by Director Linhardt and, upon vote, unanimously carried, the RRMD No. 1 Board approved the Service Agreement for 2024 Landscape Maintenance and Snow Removal Services between RRMD No. 1 and BrightView Landscape Services, Inc. anticipating a 2% increase in costs.

BOARD MEMBER
ITEMS

None.

OTHER BUSINESS

February 28, 2024 regular meeting: The Board cancelled the February 28, 2024 regular meeting.

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