

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
RAMPART RANGE METROPOLITAN DISTRICT NO. 3
(THE “DISTRICT”)
HELD
JUNE 26, 2024**

A special meeting of the Board of Directors of the Rampart Range Metropolitan District No. 3 (referred to hereafter as the “Board”) was convened on June 26, 2024 at 3:03 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, Susan Sanchez and Ashley Heidt;
CliftonLarsonAllen LLP
Jon Hoistad, Esq.; McGeady Becher P.C.
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 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’s 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 Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Matthews, seconded by Director Simon and, upon vote, unanimously carried, the Board approved the Agenda.

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The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District Board meeting. Following discussion, and upon motion duly made by Director Jones, seconded by Director Linhardt and, upon vote, unanimously carried, the Board 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 District's boundaries have been received.

Public Comment: There were no public comments.

CONSENT AGENDA

Resolution No. 2024-06-01 Intent to Return to Active Status: Attorney Hoistad reviewed the Resolution with the Board. Following review, upon a motion duly made by Director Jones, seconded by Director Matthews and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-06-01 Intent to Return to Active Status.

Minutes from the November 28, 2018 Regular Meeting: Following review, upon a motion duly made by Director Simon, seconded by Director Linhardt and, upon vote, unanimously carried, the Board approved the Minutes from the November 28, 2018 Regular Meeting.

Resolution No. 2024-06-02 Establishing Regular Meeting Dates, Times and Location and Designating Location for Posting 24-Hour Notices: Following review, upon a motion duly made by Director Simon, seconded by Director Linhardt and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-06-02 Establishing Regular Meeting Dates, Times and Location and Designated the Location for Posting 24-Hour Notices.

FINANCIAL MATTERS

2018 Audit Exemption Application: Following review, upon a motion duly made by Director Simon, seconded by Director Jones and, upon vote, unanimously carried, the Board ratified approval of the 2018 Audit Exemption Application.

Public Hearing on proposed 2024 Budget; Resolution No. 2024-06-03 to Adopt the 2024 Budget and Appropriate Sums of Money: The Board opened the public hearing to consider the proposed 2024 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2024 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

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No public comments were received, and the public hearing was closed.

Ms. Sanchez reviewed the 2024 Budget with the Board. Following discussion, upon motion duly made by Director Simon, seconded by Director Mathews and, upon vote, unanimously carried, the Board approved the 2024 Budget, as discussed, and considered adoption of the Resolution to Adopt the 2024 Budget and Appropriate Sums of Money. Following discussion, upon motion duly made by Director Simon, seconded by Director Matthews and, upon vote unanimously carried, the Board adopted Resolution No. 2024-06-03 and authorized execution of the Certification of Budget.

LANDSCAPE MATTERS

Landscape Report: Ms. Dufresne provided an update on landscaping matters to the Boards, noting tree replacement, pruning and tree repair maps.

LEGAL MATTERS

Resolutions Calling Regular Director Elections for May 2, 2020, May 3, 2022 and May 2, 2023: Following review, upon a motion duly made by Director Simon, seconded by Director Linhardt and, upon vote, unanimously carried, the Board ratified approval of the Resolutions Calling Regular Director Elections for May 2, 2020, May 3, 2022 and May 2, 2023.

Public Hearing on Petition for Inclusion; Resolution No. 2024-06-04 for Inclusion of Real Property: The President of the Board opened the public hearing at 3:49 p.m. to consider the Petition for Inclusion received from Ridgegate Investments, Inc. for the inclusion of approximately 171.00 acres of real property into the boundaries of the District. It was noted that publication of Notice stating that the Board would consider approving the inclusion of property into the boundaries of the District was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing. No further public comments were received, and the public hearing was closed at 3:49 p.m.

Attorney Hoistad reviewed the Resolution with the Board. Following review, upon a motion duly made by Director Jones, seconded by Director Simon and, upon vote, unanimously carried, the Board approved the Petition for Inclusion and adopted Resolution No. 2024-06-04 for Inclusion of Real Property.

Resolution No. 2024-06-05 Amending Policy on Colorado Open Records Act Requests: Attorney Hoistad reviewed the Resolution with the Board. Following review, upon a motion duly made by Director Simon, seconded by Director Jones and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-06-05 Amending Policy on Colorado Open Records Act Requests.

Legislative Update: Attorney Hoistad provided an update to the Board.

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MANAGER
MATTERS

District website accessibility matters and authorize necessary actions in connection therewith: Ms. Denslow provided an update to the Boards. Following discussion, upon a motion duly made by Director Simon, seconded by Director Matthews and, upon vote, unanimously carried, the Boards approved the District website accessibility matters and authorized necessary actions in connection therewith.

BOARD MEMBER
ITEMS

None.

OTHER BUSINESS

None.

ADJOURNMENT

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