

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 26, 2024**

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 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 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 Matthews, seconded by Director Simon and, upon vote, unanimously carried, the Boards approved the Agenda, as amended. The Boards entered into a discussion regarding the requirements of Section 32-1-

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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

Minutes of March 27, 2024 Regular Meeting: Following review and discussion, upon a motion duly made by Director Matthews, seconded by Director Jones and, upon vote, unanimously carried, the Boards approved the Minutes of the March 27, 2024 Regular Meeting.

FINANCIAL MATTERS

Claims: Ms. Sanchez reviewed the prior claims with the RRMD No. 1 Board. Upon a motion duly made by Director Jones, seconded by Director Linhardt and, upon vote, unanimously carried, the RRMD No. 1 Board ratified approval of prior claims totaling \$359,285.03, including ACH payments for Denver Water and Xcel Energy, and wires to ADP.

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

RRMD Nos. 1, 2 and 7 – 2023 Audits: Ms. Sanchez reviewed the 2023 Audit with the RRMD No. 2 Board. Following review and discussion, upon a motion duly made by Director Linhardt, seconded by Director Matthews and, upon vote, unanimously carried, the RRMD No. 2 approved the 2023 Audit subject to a clean opinion and authorized Director Simon to execute the Representations Letter.

Ms. Sanchez reviewed the 2023 Audit with the RRMD No. 7 Board. Following review and discussion, upon a motion duly made by Director Matthews, seconded by Director Jones and, upon vote, unanimously carried, the RRMD No. 7 approved the 2023 Audit subject to a clean opinion and authorized Director Simon to execute the Representations Letter.

Ms. Sanchez reviewed the 2023 Audit with the RRMD No. 1 Board. Following review and discussion, upon a motion duly made by Director Simon, seconded by Director Jones and, upon vote, unanimously carried, the RRMD No. 1 approved the 2023 Audit subject to a clean opinion and authorized Director Simon to execute the Representations Letter.

LANDSCAPE MATTERS

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

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LEGAL MATTERS

RRMD No. 1 – Conveyance of Lot 3-A RidgeGate East Filing No. 1, 2nd Amendment by that certain Special Warranty Deed from RRMD No. 1 to the City of Lone Tree, Colorado (Larry Levin Park): Attorney Hoistad reviewed the conveyance with the RRMD No. 1 Board. Following review, upon a motion duly made by Director Simon, seconded by Director Linhardt and, upon vote, unanimously carried, the RRMD No. 1 Board authorized the conveyance of Lot 3-A RidgeGate East Filing No. 1, 2nd Amendment by that certain Special Warranty Deed from RRMD No. 1 to the City of Lone Tree, Colorado (Larry Levin Park).

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

MANAGER MATTERS

Damage to Target Parking Garage: Ms. Heidt provided an update on the damage to date at the parking garage.

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.

EXECUTIVE SESSION

Status of lawsuit captioned as: David J. Tepoorten, an individual and as trustee of The Pescado Trust, owner of real property v. Ridgeway West Village Community Association, Inc., and Rampart Range Metropolitan District No. 1, Case No. 2024CV30056, District Court, Douglas County, Colorado (the “Tepoorten Lawsuit”).

Convene in executive session pursuant to Section 24-6-402(4)(b), C.R.S., to receive legal advice related to the Tepoorten Lawsuit

An Executive Session was not needed.

OTHER BUSINESS

None.

ADJOURNMENT

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