

**MINUTES OF THE SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF  
THE LAKES METROPOLITAN DISTRICT NO. 2**

**HELD NOVEMBER 9, 2022**

The special meeting of the Board of Directors of The Lakes Metropolitan District No. 2 (referred to hereafter as "Board") was convened on Wednesday, November 9, 2022 at 9:00 a.m., via teleconference. The meeting was open to the public.

**ATTENDANCE**

Directors in Attendance were:

Paula J. Lindamood  
Arthur Cawman  
Volker Schurr

Excused Absentee: Joelle Yount

Also in Attendance were:

Heather Hartung, Esq., White Bear Ankele Tanaka & Waldron, P.C.  
Erika Volling, Vintage Homes and Land, LLC  
Erika Campos, homeowner, Indigo Trails

**CALL TO ORDER**

Attorney Hartung noted that a quorum of the Board was present and called the meeting of the Board of Directors to order. Attorney Hartung was the chairperson of the meeting.

**DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST &  
ESTABLISH  
QUORUM**

Attorney Hartung noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State by the District General Counsel, White Bear Ankele Tanaka & Waldron, P.C., seventy-two hours in advance of the meeting. Attorney Hartung requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Hartung noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting and in accordance with the statutes. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

**ADMINISTRATIVE  
MATTERS**

**Election of Officers:** The Board determined the following officers of the District:

President: Volker Schurr  
Treasurer: Paula Lindamood  
Secretary: Arthur Cawman  
Assistant Secretary: Joelle Yount

Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Officers of the District were approved.

Attorney Hartung discussed the procedures for an appointment or election to fill the vacancy on the Board.

**Agenda:** Attorney Hartung distributed for the Board's review and approval an Agenda for the District's meeting.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Agenda was approved.

**Public Comment:** Erika Campos, a homeowner in Indigo Trails, attended the meeting via teleconference. Ms. Campos inquired about the responsible party regarding the south, partially developed, portion of Indigo Trails. Ms. Volling explained that the responsibility lies with the current owners of the parcels.

### CONSENT AGENDA

The Board discussed the Consent Agenda. Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board approved, adopted, and ratified the Consent Agenda including the following items:

- a. Minutes from November 10, 2021 Regular Meeting
- b. 2021 Audit Exemption
- c. 2021 Annual Report
- d. Notice to Electors Pursuant to §32-1-809, C.R.S.
- e. Resolution Designating the 24-Hour Posting Location

### LEGAL MATTERS

**2022 Legislative Memorandum:** Attorney Hartung discussed various items on the memo prepared by White Bear Ankele Tanaka & Waldron.

**Resolution Calling May 2, 2023 Election:** The Board discussed the Resolution Calling the May 2, 2023 Election. There will be 3 positions available on the election. Attorney Hartung said there would be a call for nominations in January, 2023. If there are no more candidates than positions available, the election will be cancelled. Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board adopted the Resolution Calling May 2, 2023 Election and the method for providing Notice of Call for Nominations.

**Fifth Amendment to Management Agreement:** The Board discussed the Fifth Amendment to the Management Agreement extending the term for one year with no increase in fees. Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board adopted the Fifth Amendment to the Management Agreement.

**District Website:** The District website is thelakesmetrodistricts.com. Currently, District No. 2 is sharing a website (and costs) with the other Lakes Metro Districts. This can be changed in the future if the Board deems it necessary.

**2023 Annual Administrative Resolution:** The Board discussed the 2023 Annual Administrative Resolution. Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board adopted the 2023 Annual Administrative Resolution.

### INSURANCE

**Renewal of General Liability Schedule and Limits and Approval and Authorization to Bind Coverage:** The Board discussed the General Liability Schedule and Limits and Approval and Authorization to Bind Coverage. Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board approved and authorized the renewal of general liability insurance and fees.

## RECORD OF PROCEEDINGS

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### FINANCIAL MATTERS

**Financial Statements / Approval of Claims:** The Board discussed the Financial Statements through October 31, 2022. Claims for 2022 through October 31, 2022 were \$117,915.17. Interest paid regarding the Series 2017 Bond was \$61,705.00. A mandatory redemption was made on the Series 2017 Bond in the amount of \$37,000 resulting in the balance of \$1,468,000 (corrected from \$1,505,000 stated in meeting). Upon motion duly made, seconded and unanimously carried, the Board determined to approve the financials and ratify the payments reflected in same.

**Bond Principal Reduction:** Manager Volling explained that the current Bond Resolution includes a mandatory principal reduction if additional funds exist after the interest payment is made each year. The current bond principal amount is \$1,468,000.

**2022 Audit Exemption Application:** The Board discussed the preparation of the 2022 Audit Exemption Application. Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board approved the preparation and filing of the 2022 Audit Exemption.

**Public Hearing on 2022 Budget Amendment:** It was determined that no 2022 budget amendment was needed.

**Public Hearing on 2023 Budget:** Attorney Hartung opened the public hearing to consider the District's proposed 2023 Budget for the District No. 2. It was noted that posting of a Notice stating that the Board would consider adoption of the 2023 Budget, and the date, time and place of the public hearing was made in the appropriate locations within the District. No written objections were received prior to the public hearing. There were no questions from the public and there being no objections, the public hearing was closed.

The Board discussed the proposed 2023 expenditures. Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board adopted the 2023 Budget Resolution as amended and subject to Adams County Assessor's Final Assessed Valuation. The District directed District General Counsel and District Manager to file all required documentation with the appropriate agencies.

### OTHER BUSINESS

A discussion about communication to homeowners was held. Director Cawman requested that a letter be mailed to each homeowner in the District with information regarding the website and a copy of the Notice to Electors that contains District information. Manager Volling said she would draft the letter and send it to homeowners in the District.

Director Schurr mentioned a water concern on Bellflower Street. This does not appear to be a District matter.

**Next Regular Meeting:** The next regular meeting is scheduled for November 8, 2023 at 9:00 a.m. via teleconference.

## RECORD OF PROCEEDINGS

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### ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: Erika Volting  
Secretary for Meeting