

**MINUTES OF THE JOINT REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
THE LAKES METROPOLITAN DISTRICT NOS. 1, 3-4**

HELD FEBRUARY 20, 2024

The joint regular meeting of the Boards of Directors of The Lakes Metropolitan District Nos. 1, 3-4 (referred to hereafter as “Boards”) were convened on Tuesday, February 20, 2024 at 8:30 a.m., via teleconference. The meeting was open to the public.

ATTENDANCE

Directors in Attendance were:

Amy Richardson
Paula J. Lindamood
Erika L. Volling

Excused Absentee: Florine T. Richardson and Michael Richardson

Also in Attendance were:

Heather Hartung, Esq., White Bear Ankele Tanaka & Waldron, P.C.
Eric Weaver and Katie Salazar, Marchetti & Weaver, LLC

JOINT MEETING

The Boards of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Boards in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

CALL TO ORDER

Director Lindamood noted that a quorum of the Boards were present and called the Joint Regular Meeting of the Boards of Directors to order. Director Lindamood designated Director Volling as the chairperson of the meeting.

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

Director Volling 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 Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

**ADMINISTRATIVE
MATTERS**

Agenda: Director Volling distributed for the Boards’ review and approval an Agenda for the Districts’ joint regular meeting. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Agenda was approved with a clarification that Item 8.b is an agreement between Brighton Lakes LLC and District No. 4 regarding the Central Colorado Water Conservancy District well.

Public Comment: None.

Consent Agenda: The Boards discussed the Consent Agenda. Following review and discussion, upon a motion made, seconded and upon vote unanimously

RECORD OF PROCEEDINGS

carried, the Boards approved, adopted, and ratified the Consent Agenda, including the following items:

- a. Minutes from the January 16, 2024, Joint Regular Meeting
- b. Change Order No. 4 from Three Sons Construction –144th – lowering manhole, additional clay cut-off walls at Fulton Ditch, etc.

CONSTRUCTION MATTERS

144th Avenue and Chambers Trail Paving Public Improvement Pricing and Status: At the June 20, 2023 BOD meeting, it was determined that District No. 4 would provide monthly updates to District No. 3 at the monthly BOD meetings to satisfy the status report requirements in the Assignment of and Second Amendment to Capital Improvements Pledge Agreement dated November 9, 2022. The monthly update from District No. 4 was:

144th: The road continues to be open in a temporary condition. The moving of the Comcast fiber lines at 144th and Chambers is being scheduled by Comcast. The final top lift of asphalt is currently scheduled for May 1st. If weather and scheduling allow, the work will be done as soon as possible.

Filing 1 – Phase 1: Filing 1/Phase 1 remains substantially complete. Work continues on miscellaneous details still needed:

- Electric installation currently estimated to be about 90% complete (street lights pending)
- Gas installation complete
- Initial acceptance pending
 - As-builts resubmitted as required
- Chambers section small amount
- Street signs complete

DISTRICT MATTERS LEGAL MATTERS

No additional District Matters discussed.

Resolution Authorizing Reimbursement of Comcast Fees – Relocation Project (District No. 4): The Board discussed the Resolution Authorizing Reimbursement of Comcast Fees – Relocation Project for relocation of above-ground fiber cables to underground allowing for the removal of the pole at 144th and Chambers Road. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Resolution Authorizing Reimbursement of Comcast Fees – Relocation Project was approved.

Temporary Construction and Permanent Access Easement for the Water Well (Central Colorado Water Conservancy District) owned by Brighton Lakes (District No. 4): The Board discussed the Temporary Construction and Permanent Access Easement for the water well (aka Central Colorado Water Conservancy District water well) owned by Brighton Lakes for redrilling of a water well. The Easement is between District No. 4 and Brighton Lakes LLC. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Temporary Construction and Permanent Access Easement for Central Colorado Water Conservancy District Water Well owned by Brighton Lakes was approved subject to final legal review.

RECORD OF PROCEEDINGS

FINANCIAL
MATTERS

Pay Application No. 14 – District No. 4: The Board discussed the Pay Application No. 14 for construction at Farmlore North. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Pay Application No. 14 was approved.

Pay Application No. 9 – District No. 4: The Board discussed the Pay Application No. 9 for construction of 144th Improvements. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Pay Application No. 9 was approved.

Payables of District No. 4: The monthly invoices for payment in addition to the Pay Application were for Atwell, Farmlore, Ltd., Marchetti and Weaver, and White Bear Ankele Tanaka and Waldron. The Board discussed the invoices totaling \$50,939.59. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the invoices were approved.

Requisition No. 21 – District No. 4: The Requisition No. 21 was reviewed and discussed by the Board. Accountant Weaver requested that the UMB Fees be removed from this Requisition No. 21 and paid separately. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Requisition No. 21 was approved as amended.

OTHER BUSINESS

Next Meeting: The next special meeting is scheduled for March 26, 2024 at 8:30 a.m. via teleconference.

ADJOURNMENT

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

Respectfully submitted,

By: Erika Velling
Secretary for Meeting