

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

HELD MARCH 26, 2024

The joint special meeting of the Boards of Directors of The Lakes Metropolitan District Nos. 1, 3-4 (referred to hereafter as “Boards”) were convened on Tuesday, March 26, 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 Special 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 special meeting. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Agenda was approved.

Public Comment: None.

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

RECORD OF PROCEEDINGS

- a. Minutes from the February 20, 2024, Joint Regular Meeting
- b. 2023 Annual Reports
- c. 2023 Audit Exemption Application for District No. 3
- d. Requisition No. 22 Regarding Payment of Surety Bonds in the amount of \$120,163 (District No. 4)
- e. Three Sons Phase 1 Change Order No. 14 in the amount of \$7,304.00 (District No. 4)

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.

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
- Street signs complete
- Kiosk mailboxes to serve Phase 1 were installed

DISTRICT MATTERS LEGAL MATTERS

No additional District Matters discussed.

Resolution Authorizing Reimbursement of 144th Avenue and Chambers Road Intersection Improvement Fees (District No. 4): The Board discussed the Resolution Authorizing Reimbursement of 144th Avenue and Chambers Road Intersection improvement fees. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Resolution Authorizing Reimbursement of 144th Avenue and Chambers Road Intersection improvement fees was approved.

Insurance Matters: Attorney Hartung discussed insurance coverage concerns if the Boards are doing more physical work on the property than reported. It will be a good idea to review the policy with TC Wilson after the landscaping is installed to ensure the coverage is appropriate.

FINANCIAL MATTERS

Pay Application No. 15 – District No. 4: The Board discussed the Pay Application No. 15 for construction at Farmlore North. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Pay Application No. 15 was approved.

Pay Application No. 10 – District No. 4: The Board discussed the Pay Application No. 10 for construction of 144th Improvements. Following discussion,

RECORD OF PROCEEDINGS

upon motion duly made, seconded and, upon vote unanimously carried, the Pay Application No. 10 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 \$37,555.52. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the invoices were approved.

Requisition No. 23 – District No. 4: The Requisition No. 23 was reviewed and discussed by the Board. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Requisition No. 23 was approved.

OTHER BUSINESS

Next Meeting: The next special meeting is scheduled for April 23, 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 Vallin
Secretary for Meeting