
RECORD OF PROCEEDINGS

Minutes of the Special Meeting Board of Directors of Mountain Sky Metropolitan District April 18, 2023

A special meeting of the Board of Directors of the Mountain Sky Metropolitan District was held at 1:30 p.m., April 18, 2023, remotely via Zoom.

- Attendance** The following Directors were present and acting:
- Gene Osborne
 - Kim Harrison (excused)
 - Kim Herman
 - Jim Dignan
 - Jordan Honea
- Also present:
- Angela Elliott, Teleos Management Company
 - Evan Redmond, Teleos Management Company
 - Joan Fritsche, Fritsche Law, LLC
 - Eric Weaver, and Avery Weaver, Marchetti & Weaver, LLC
 - JR Osborne, C3 Construction
 - Chase Hanusa and Barrett Marrocco, IDES Engineering
- Call to Order** Chairman Osborne, noted a quorum of the Board was present, and that the Directors have confirmed their qualifications to serve, and therefore called the meeting of the Board of Directors of the Mountain Sky Metropolitan District to order at 1:33 P.M.
- Disclosure** Ms. Fritsche advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member disclosed their conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.
- Ms. Fritsche informed the Board that written disclosures for each of the Directors were filed with the Secretary of State and the Board prior to this meeting.
- Public Comment** There was no public comment.
- Minutes** Upon a motion duly made and seconded, it was unanimously,

RECORD OF PROCEEDINGS

MOUNTAIN SKY METROPOLITAN DISTRICT

April 18, 2023 Meeting Minutes

RESOLVED, to approve the minutes of the February 1, 2023 regular Board meeting as presented.

Construction

Mr. Osborne reported that public infrastructure is complete and landscaping, irrigation and fencing improvements are ready for conditional acceptance by the District. A discussion followed concerning delaying a walk through scheduled on May 4th with the landscape contractor, Mr. Osborne, and representatives from IDES, Teleos Management, and DR Horton for the purpose of verifying the inventory and location of the public infrastructure.

Management

Mr. Redmond reviewed the management report with the Board. Mr. Redmond provided the updated spreadsheet on the community back yard landscaping completion, and will follow through with owners until completion.

Legal Matters

Ms. Fritsche presented an Amended Resolution authorizing the Financing of Public Infrastructure dedicated to the City of Ft. Lupton in the amount of \$2,079,685.64, effective as of February 1, 2023.

Following discussion and upon a motion duly made and seconded, it was unanimously,

RESOLVED, to approve the Amended Resolution Authorizing the Financing of Public Infrastructure dedicated to City of Ft. Lupton.

Ms. Fritsche presented a Resolution Authorizing the Financing and Acquisition of Public Improvements for District ownership, operation, and maintenance.

Following discussion and upon a motion duly made and seconded, it was unanimously,

RESOLVED, to approve the Resolution Authorizing the Financing and Acquisition of Public Infrastructure Improvements for District ownership, operation, and maintenance, in the amount of \$722,968.90, subject to the satisfactory completion of the conditions outlined in the IDES Infrastructure Acquisition Report #1 and restated in the Resolution with the removal of the requirement for an irrigation system pressure test and provided that any and all repairs and landscaping replacement be identified and completed by June 15th, 2023.

RECORD OF PROCEEDINGS

MOUNTAIN SKY METROPOLITAN DISTRICT

April 18, 2023 Meeting Minutes

Ms. Fritsche presented a multi-party Regional Storm Drainage Infrastructure Construction, Ownership and Maintenance Agreement that will result in the City taking ownership of and maintenance responsibility for Tracts A and B and the regional storm drainage infrastructure installed on Tracts A, B and Murata Farms Tract J. After completion of the Regional Improvements, the District will agree to a Landscape Maintenance Easement for that portion of Tract B which is located outside of the detention pond boundary.

Following discussion and upon a motion duly made and seconded, it was unanimously,

RESOLVED, to approve a multi-party Regional Storm Drainage Infrastructure Construction, Ownership and Maintenance Agreement, subject to review and approval of any changes proposed by the City.

Ms. Fritsche presented the Amendment to the IDES Task Agreement.

Upon a motion duly made and seconded, it was unanimously,

RESOLVED, to approve the Amendment to the IDES Task Agreement, not to exceed \$15,000

Ms. Fritsche presented an update on the 2023 Directors' Election. The Election was cancelled, and the following homeowners were elected by acclamation to terms that take effect after May 2, 2023:

Kimberly Martel – 4-year term until May 2027

Christopher Pelton – 4-year term until May 2027

Further discussion followed concerning the intent of Director Harrison to resign at the end of the next Board meeting, creating a vacancy that could be filled by a homeowner.

Financials

Mr. Weaver presented the claims paid since the last meeting for ratification in the amount of \$38,978.03 and the approval of claims payable for in the amount of \$25,267.74.

Mr. Weaver presented the financial statements for the period ending March 31,

RECORD OF PROCEEDINGS

MOUNTAIN SKY METROPOLITAN DISTRICT

April 18, 2023 Meeting Minutes

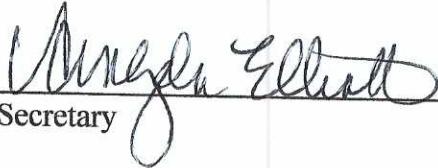
2023. Upon a motion duly made and seconded, it was unanimously,

RESOLVED, to ratify claims paid in the amount of \$38,978.03; approve the claims payable in the amount of \$25,267.74 and accept the financial statements for the period ended March 31, 2023, as presented.

Director Matters There were no Director matters.

Adjournment There being no further business to come before the Board and upon a motion duly made and seconded it, was unanimously,

RESOLVED, to adjourn the meeting at 2:47p.m.


Secretary