

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF LAKEVIEW METROPOLITAN DISTRICT

HELD
February 17, 2023

The Boards of Directors of the Lakeview Metropolitan District held a special meeting, open to the public, via MS Teams at 12:30 p.m. on Friday, February 17, 2023.

ATTENDANCE:

Directors in Attendance:

Jeffrey Brines, President
Tammy Percy, Secretary/Treasurer
Curt Burgener, Assistant Secretary/Treasurer
Robert Eck, Assistant Secretary/Treasurer
Charlie Eck, Assistant Secretary/Treasurer

Also in Attendance Were:

Dianne Miller, Rhonda Bilek, and Sonja Steele; Miller Law pllc.
Sarah Bromley, Shannon McEvoy, Jordan Wood, Teresa Adler, and
Marie Barrington; Pinnacle Consulting Group, Inc.

CALL TO ORDER

The meeting was called to order at 12:35 p.m. by Ms. Bromley, noting that a quorum was present. The Directors in attendance confirmed their qualifications to serve.

CONFLICT OF
INTEREST DISCLOSURE

Ms. Miller stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's Office, disclosing potential conflicts as Directors Brines, Burgener and Percy are employees of Interstate Land Holdings, LLC and Directors Eck and Eck are employees of Land Asset Strategies, which are associated with the primary landowners and developer within the Districts. Ms. Miller advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

RECORD OF PROCEEDINGS

ADMINISTRATIVE ITEMS

Consider Annual Administrative Resolution: Ms. Miller presented the Annual Administrative Resolution with the Board and answered questions. Following review and discussion and upon motion duly made by Director Brines, seconded by Director Eck and, upon vote it was unanimously carried it was

RESOLVED to approve the Annual Administrative Resolution with additions to include a preferred location for posting notices which was determined to be located at the Southwest corner of the intersection of Lake Shore Drive and North Boyd Lake Avenue; to include a meeting schedule as discussed; and to elect the following officers for the District:

Jeffrey Brines, President
Tammy Percy, Secretary/Treasurer
Curt Burgener, Assistant Secretary/Treasurer
Robert Eck, Assistant Secretary/Treasurer
Charlie Eck, Assistant Secretary/Treasurer

Consider 2023 Compliance Resolution: Ms. Miller presented the 2023 Compliance Resolution with the Board and answered questions. Following review and discussion and upon motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to approve the 2023 Compliance Resolution with additions to include a polling place located at the offices of Pinnacle Consulting Group, Inc. 550 W. Eisenhower Blvd Loveland, Colorado 80537.

Consider Indemnification Resolutions: Ms. Miller presented the Indemnification Resolution with the Board and answered questions. Following review and discussion and upon motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to approve the Indemnification Resolution as presented.

Directors'/Treasurer's Surety Bonds: Ms. Miller discussed with the Board the status of the Surety Bonds and answered questions. Following review and discussion and upon a motion duly made by

RECORD OF PROCEEDINGS

Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to permit Ms. Miller to proceed with Surety Bonds pending current status.

FINANCIAL ITEMS

FEIN, PDPA, Checking Account Information: Ms. Miller discussed with the Board the importance of obtaining these items and answered questions. Miller Law pllc to formally request historical accounting and District information from prior District Directors.

2020-2022 General Ledgers: Ms. Miller and Ms. Adler discussed with the Board the request to obtain the financial history of the District and answered questions.

Advisement of Audit: Ms. Miller and Ms. Adler advised the Board of no record of audit or audit exemptions filed with the county or state since 2021 and reported the deadline for filing for 2022 is March, 31, 2023. Ms. Miller and Ms. Adler answered questions. When the District's historical information is received Ms. Adler will complete the 2021 and 2022 audit exemptions for board signature and filing with the State.

INSURANCE MATTERS

SDA and Colorado Special Districts Property and Liability Pool: Ms. Bromley discussed obtaining District insurance coverage through the Colorado Special Districts Property and Liability Pool with the Boards and answered questions. Following review and discussion and upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to permit Pinnacle Consulting Group, Inc. to enroll the District in the Special District Association and receive insurance through the Colorado Special Districts Property and Liability Pool as presented.

Consider Approval of Resolutions Waiving Workers' Compensation Insurance for 2023: Ms. Bromley discussed with the Board waiving workers' compensation insurance for 2023 and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RECORD OF PROCEEDINGS

RESOLVED to approve the Resolutions Waiving Workers' Compensation Insurance for 2023 as presented.

APPOINTMENT OF CONSULTANTS

Miller Law Engagement Letter: Ms. Miller presented the Miller Law Engagement Letter to the Board and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to engage with Miller Law [pllc](#) as presented.

Ratify Agreement for Management and Accounting Services with Pinnacle Consulting Group (PCGI): Ms. Bromley discussed with the Board the Agreement for Management and Accounting Services with Pinnacle Consulting Group, Inc. and answered questions. Following review and discussion and upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to ratify the Agreement for Management and Accounting Services with Pinnacle Consulting Group, Inc. as presented.

Engineering Services: Ms. Miller discussed with the Board the need of engineering services in the future. Director Eck requested holding off on engineering services for 2023.

LEGAL MATTERS

Consider CORA Policy Resolution for the District: Ms. Miller presented the CORA Policy for the District with the Board and answered questions. Following review and discussion and upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to approve the CORA Policy Resolution for the District noting Pinnacle Consulting Group Inc. as the custodian for records.

Consider Approval of Resolution Regarding Electronic Records Retention Policy for the District: Ms. Miller presented the Resolution Regarding Electronic Records Retention Policy for the District to the Board and answered questions. Following review and discussion upon a motion duly made Director Brines, seconded by Director Percy and, upon vote unanimously carried it was

RECORD OF PROCEEDINGS

RESOLVED to adopt the Resolution Regarding Electronic Records Retention Policy for the District with additions to include Pinnacle Consulting Group Inc.

Adoption of District Seal: Ms. Miller discussed with the Board the adoption of the District Seal and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to adopt the District Seal and have Pinnacle Consulting Group Inc. create the adopted District Seal.

BUDGET HEARING

2023 Budget Hearing: Ms. Bromley opened the 2023 Budget Hearing for Lakeview Metropolitan District. No written objections or public comments were received prior to the public hearing. Ms. Adler reviewed the budget and answered questions. The Boards reviewed the 2023 budgets, which detailed estimated revenues and expenditures.

Mill levy is 0.000 mills.

General Fund Expenditures: \$49,700

There being no public input, the public hearing portion of the budget was closed. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to adopt the 2023 Budget without mill levy and Appropriate 2023 Expenditures as presented.

DISTRICT AGREEMENTS & CONTRACTS

Consider Approval of Advance and Reimbursement Agreement (Operations) with Developer: Ms. Miller presented the Advance and Reimbursement Agreement (Operations) with Developer and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to approve the Advance and Reimbursement Agreement (Operations) with Developer as presented.

Consider Approval of Infrastructure Acquisition Agreement with Developer: Ms. Miller presented the Infrastructure Acquisition

RECORD OF PROCEEDINGS

Agreement with the Board and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

RESOLVED to approve the Infrastructure Acquisition Agreement as presented.

Terminate all prior contracts of the District: Ms. Miller discussed with the Board the potential for ongoing contracts with the District and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote unanimously carried it was

RESOLVED to discontinue any previous contracts of the District.

DIRECTOR MATTERS

Discussion re Service Plan Amendment: The Board discussed amending the current service plan in place for the District.

OTHER MATTERS

Manager's Report: Ms. Bromley presented the Manager's Report to the Board and answered questions.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned 1:58 p.m.

Respectfully submitted,

Tiffany Skoglund
For: Jordan Wood
Recording Secretary for the Meeting