

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD MARCH 29, 2024

A Special Meeting of the Boards of Directors (the “Boards”) of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as “District No. 1,” “District No. 2” and “District No. 3,” and collectively, the “Districts”) was duly held on Friday, the 29th day of March, 2024, at 11:00 a.m. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/83015456087?pwd=VEFuekdKyk1LQ1F1ZWlHbDNKytRQT09> ; Meeting ID 830 1545 6087; Passcode: 708751. The meeting was open to the public.

Directors In Attendance Were:

Blake Johnson
Robert Cyman
Robert Klane
Brian Ripley

Following discussion, upon motion duly made by Director Ripley, seconded by Director Klane and, upon vote, unanimously carried, the absence of Director Larson was excused.

Also In Attendance Was:

Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

Shannon Johnson, Esq.; Icenogle Seaver Pogue, P.C.

Cody Conry and Brandon Collins; Independent District Engineering Services, LLC (“IDES”)

Bob Fanch; Fraser River Development Co.

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Johnson that disclosures of potential conflicts of interest were filed with the

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Secretary of State for all Directors. There were no new conflicts.

COMBINED MEETING

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

PUBLIC COMMENT

There were no public comments at this time.

LEGAL MATTERS

Contract Awards for IPD Contract Preconstruction Services (District No. 1):

Attorney Johnson and Mr. Conroy discussed with the District No. 1 Board the integrated project delivery solicitation for the Beavers Lodge Community Center and the proposals received for preconstruction services related thereto. The Board discussed the merits of awarding two preconstruction services contracts, to P.G. Arnold Construction, LLC (“P.G. Arnold”) in the amount of \$5,400.00 and to Big Valley Construction, LLC (“Big Valley”) in the amount of \$8,500.00, with the intent of requesting separate construction phase services proposals from both contractors following the completion of the preconstruction services work.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board (1) determined that the integrated project delivery method represents a timely or cost-effective alternative for the District’s Beavers Lodge Community Center project; (2) ratified the shortlist of P.G. Arnold and Big Valley; (2) awarded contracts for preconstruction services to P.G. Arnold in the amount of \$5,400.00 and to Big Valley in the amount of \$8,500.00.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Ripley, seconded by Director Klane and, upon vote, unanimously carried, the meeting was adjourned at 11:24 a.m.

Respectfully submitted,

By Robert Cyman
Secretary for the Meeting