

# RECORD OF PROCEEDINGS

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## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD APRIL 26, 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 26<sup>th</sup> day of April, 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.

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### **Directors In Attendance Were:**

Blake Johnson  
Robert Cyman  
Robert Klane  
Brian Ripley

### **Also In Attendance Was:**

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

Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.

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

Krystyn Gay; Allegiant Management LLC

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### **DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST**

Attorney Pogue 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 Pogue that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors. There were no new conflicts.

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### 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 reflected in these Minutes.

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### ADMINISTRATIVE MATTERS

**Quorum/Confirmation of Meeting Location/Posting of Notice:** Mr. Ruthven confirmed the presence of a quorum.

**Agenda:** Mr. Ruthven distributed a proposed Agenda for the Districts Regular Meeting, for the Boards review and approval.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Cyman and, upon vote, unanimously carried, the Agenda was approved and the absence of Director Larson was excused.

**Minutes:** The Board reviewed the Minutes of the February 23, 2024 Regular meeting and the Minutes of the March 29, 2024 Special meeting.

Following discussion, upon motion duly made by Director Ripley, seconded by Director Johnson and, upon vote, unanimously carried, the Board approved the Minutes of the February 23, 2024 Regular meeting and the Minutes of the March 29, 2024 Special meeting.

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### PUBLIC COMMENT

There were no public comments at this time.

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### LEGAL MATTERS

**Resolution and Commercial Inclusions:** The Board deferred discussion at this time.

**Resolution Regarding Technology Accessibility Statement and Technical Standards:** Attorney Pogue discussed with the Boards the Resolution Regarding Technology Accessibility Statement and Technical Standards.

Following discussion, upon motion duly made by Director Ripley, seconded by Director Klane, and upon vote, unanimously carried, the Boards adopted the Resolution Regarding Technology Accessibility Statement and Technical Standards.

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### FINANCIAL MATTERS

**Claims:** The Board of District No. 1 considered ratifying the approval of the payment of claims through the periods ending as follows:

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Fund	Period Ending Feb. 29, 2024	Period Ending March 31, 2024	Period Ending April 30, 2023
General	\$ 16,672.91	\$ 12,758.95	\$ -0-
Debt	\$ -0-	\$ 4,000.00	\$ -0-
Capital Projects	\$ 66,903.89	\$ 26,694.28	\$ 62,689.70
<b>Total</b>	<b>\$ 83,576.80</b>	<b>\$ 43,452.33</b>	<b>\$ 62,689.70</b>

Following discussion, upon motion duly made by Director Johnson, seconded by Director Cyman, and upon vote, unanimously carried, the Board of District No. 1 ratified approval of the payment of claims, as presented.

**District Expenditure Verification Report and Pay Applications:** Mr. Conry presented to the Board the District Expenditure Verification Report and Pay Application No. 12.

Following review, upon motion duly made by Director Klane, seconded by Director Johnson, and upon vote, unanimously carried, the Board approved the District Expenditure Verification Report and approved Pay Application No. 12.

**CAPITAL  
PROJECTS/  
OPERATIONS AND  
MAINTENANCE  
MATTERS**

**Roam Filing 3 Cabins Phase 2:** Mr. Conry provided an update to the Boards regarding the Roam Filing 3 Cabins Phase 2.

Following review, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the Board approved Work Order No. 6 in the amount of \$38,220.00 between the District and CORE Consultants, Inc. and Work Order No. 4 in the amount of \$5,40000 between the District and Peter Van Dusen Project Management and Design, LLC.

**Beaver's Lodge Community Center:** The Board discussed approving Big Valley Construction to perform pre-construction services and deliver construction documents for the Beaver's Lodge Community Center, and discussed the process for eventually executing a construction contract

Following review, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the Board approved Big Valley Construction to perform construction services and deliver construction documents for the Beaver's Lodge Community Center. Upon completion and delivery of documents, the Board will decide whether to award the construction contract to Big Valley Construction or to put the construction phase out for competitive bids.

**OTHER BUSINESS**

There was no other business.

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### 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 11:36 a.m.

Respectfully submitted,

By Robert Cyman  
Secretary for the Meeting