

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD MAY 24, 2024

A Regular 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 24<sup>th</sup> day of May, 2024, at 11:00 a.m. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/83015456087?pwd=VEFuekdYk1LQ1F1ZWlHbDNkYtRQT09> ; 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”)

Shannon Johnson, Esq. and Alexandra Mejia, Esq.; Icenogle Seaver Pogue, P.C.

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

Krystyn Gay; Allegiant Management LLC

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 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 Ripley, seconded by Director Klane and, upon vote, unanimously carried, the Agenda was approved and the absence of Director Larson was excused.

**Minutes:** The Boards reviewed the Minutes of the April 26, 2024 Regular meeting.

Following discussion, upon motion duly made by Director Cyman, seconded by Director Klane and, upon vote, unanimously carried, the Boards approved the Minutes of the April 26, 2024 Regular meeting.

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### PUBLIC COMMENT

There were no public comments at this time.

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### LEGAL MATTERS

**Status of Residential and Commercial Inclusions:** Director Johnson reported to the Boards the status of the residential and commercial inclusions for District No. 1 and District No. 2.

**Ratification of District Expenditure and Verification Report:** The Boards deferred discussion until the "Financial Matters" portion of the agenda below.

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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:

Fund	Period Ending April 30, 2024	Period Ending May 31, 2024
General	\$ 14,185.38	\$ 11,798.04
Debt	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ 29,199.37
<b>Total</b>	<b>\$ 14,185.38</b>	<b>\$ 34,997.41</b>

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Following discussion, upon motion duly made by Director Johnson, seconded by Director Ripley, 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 (District No. 1):** Mr. Conry presented to the District No. 1 Board the District Expenditure Verification Report and Pay Application.

Following review, upon motion duly made by Director Johnson, seconded by Director Klane, and upon vote, unanimously carried, the District No. 1 Board approved the District Expenditure Verification Report and approved Pay Applications therein.

**Requisition No. 10:** The Board of District No. 2 reviewed Requisition No. 10 for District No. 2.

Following review, upon motion duly made by Director Cyman, seconded by Director Ripley, and upon vote, unanimously carried, the Board of District No. 2 ratified approval of Requisition No. 10 for District No. 2.

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### **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.

**Beaver's Lodge Community Center:** Mr. Conry provided an update to the Boards regarding the Beaver's Lodge Community Center.

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### **OTHER BUSINESS**

**Master Services Agreement for PA 9 and 10:** The Board discussed hiring WSB for surveying services via a Master Services Agreement for PA 9 and 10.

Following review, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the Board authorized hiring WSB for surveying services under the District's form of Master Services Agreement for PA 9 and 10.

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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 Cyman and, upon vote, unanimously carried, the meeting was adjourned at 11:25 a.m.

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Respectfully submitted,

By Robert Cyman  
Secretary for the Meeting