

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD JULY 26, 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 26th day of July, 2024, at 11:00 a.m. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/83015456087?pwd=VEFuekdKyk1LQ1F1ZWlHbE1uYkYtRQT09> ; 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

Also In Attendance Was:

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

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

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

Krystyn Gay; Allegiant Management LLC

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.

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.

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

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.

PUBLIC COMMENT

There were no public comments at this time.

CONSENT AGENDA

Minutes: The Boards reviewed the Minutes of the June 28, 2024 Regular meeting.

Following discussion, upon motion duly made by Director Cyman, seconded by Director Ripley and, upon vote, unanimously carried, the Boards approved the Minutes of the June 28, 2024 Regular meeting.

LEGAL MATTERS

Public Hearing on the Inclusion of Real Property Owned by Fraser River Development Co. LLC into District No. 1 and Resolution Approving Inclusion (District No. 1): Director Johnson opened the public hearing.

It was noted that publication of notice stating that the District No. 1 Board would consider the inclusion of the property and the date, time and place of the public hearing was made in a newspaper having general circulation within District No. 1. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Attorney Johnson presented Resolution No. 2024-07-01, Resolution Approving the Inclusion of Real Property into the District.

Following discussion, upon motion duly made by Director Ripley, seconded by Director Johnson and, upon vote, unanimously carried, the District No.1 Board approved the inclusion of the property as described in the Petition. A copy of Resolution No. 2024-07-01 for Inclusion of Real Property into District No. 1 is attached hereto and incorporated herein by this reference.

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Public Hearing on the Inclusion of Real Property Owned by Fraser River Development Co. LLC and Resolution Approving Inclusion (District No. 2):

Director Johnson opened the public hearing.

It was noted that publication of notice stating that the District No. 2 Board would consider the inclusion of the property and the date, time and place of the public hearing was made in a newspaper having general circulation within District No. 2. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Attorney Johnson Presented Resolution No. 2024-07-01, Resolution Approving the Inclusion of Real Property into the District.

Following discussion, upon motion duly made by Director Ripley, seconded by Director Johnson and, upon vote, unanimously carried, the District No. 2 Board approved the inclusion of the property as described in the Petition. A copy of Resolution No. 2024-07-01 for Inclusion of Real Property into District No. 2 is attached hereto and incorporated herein by this reference.

FINANCIAL MATTERS

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

Fund	Period Ending July 31, 2024
General	\$ 12,860.80
Debt	\$ -0-
Capital Projects	\$ 11,248.23
Total	\$ 24,109.03

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

Unaudited Financial Statements (District No. 1): The District No. 1 Board reviewed the unaudited financial statements through the period ending March 31, 2024 and June 30, 2024 for District No. 1.

Following review, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board approved the unaudited financial statements through the period ending March 31, 2024 and June 30, 2024 for District No. 1, as presented.

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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 Applications.

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. 13 (District No. 2): Mr. Ruthven reviewed with the District No. 2 Board Requisition No. 13.

Following review, upon motion duly made by Director Cyman, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 2 Board approved Requisition No. 13 in the amount of \$22,644.34.

**CAPITAL
PROJECTS/
OPERATIONS AND
MAINTENANCE
MATTERS**

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

Amendment to the Public Improvement Escrow Agreement (District No. 1): Attorney Johnson discussed with the District No. 1 Board the Amendment to the Public Improvement Escrow Agreement.

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 Amendment to the Public Improvement Escrow Agreement.

OTHER BUSINESS

None.

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 11:48 a.m.

Respectfully submitted,

By Robert Cyman
Secretary for the Meeting

Title	Roam Metropolitan District Nos. 1-3
File name	08.30.24_Regular_ROAMMD_1-3_FINAL.doc and 4 others
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Status	● Signed

Document History



SENT

09 / 30 / 2024

11:03:15 UTC-6

Sent for signature to Robert Cyman (rfcyman@gmail.com) from sstevens@sdmsi.com
IP: 50.78.200.153



VIEWED

09 / 30 / 2024

11:05:55 UTC-6

Viewed by Robert Cyman (rfcyman@gmail.com)
IP: 67.166.2.3



SIGNED

09 / 30 / 2024

11:13:20 UTC-6

Signed by Robert Cyman (rfcyman@gmail.com)
IP: 67.166.2.3



COMPLETED

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11:13:20 UTC-6

The document has been completed.