

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD AUGUST 1, 2022

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 Monday, the 1st day of August, 2022, at 11:00 a.m. This District Board meeting was held via Zoom at <https://us02web.zoom.us/j/81145841985?pwd=Wi8wRGVKQW1Ick5Ca0pVUllL2xJQT09>; Phone: 1 (253) 215-8782; Meeting ID: 811 4584 1985; Passcode: 726957. The meeting was open to the public.

Directors In Attendance Were:

Blake Johnson
Jolene Larson
Robert Klane
Brian Ripley

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

Also In Attendance Was:

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

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

Kim Fiore; Brandon Collins; Independent District Engineering Services, LLC (“IDES”)

Bob Fanch; Fraser River Development Co LLC

Jeff Fransen and Suzannah MacLeod; Allegiant Management

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty 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

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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.

COMBINED MEETING

The Boards of Directors 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.

ADMINISTRATIVE MATTERS

Agenda: Mr. Ruthven reviewed with the Boards a proposed Agenda for the Districts' Special Meeting.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote unanimously carried, the Agenda for the Districts' Special Meeting was approved, as presented.

Minutes: The Boards reviewed the Minutes of the June 24, 2022 Regular Meeting.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Klane, and upon vote unanimously carried, the Boards approved the Minutes of the June 24, 2022 Regular Meeting.

PUBLIC COMMENT

There were no public comments at this time.

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 July 31, 2022
General	\$ 6,724.40
Debt	\$ -0-
Capital	\$ 2,258.68
Total	\$ 8,983.08

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.

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Financial Statements: Mr. Ruthven reviewed with the District No. 1 Board the unaudited financial statements through the period ending June 30, 2022 and Schedule of Cash Position as of June 30, 2022 for District No. 1.

Following review, the District No. 1 Board tabled this item pending revisions to the unaudited financial statements and Schedule of Cash Position by the Districts' accountant.

LEGAL MATTERS

There were no legal matters at this time.

CAPITAL PROJECTS/ OPERATIONS AND MAINTENANCE MATTERS

Proposals for Trash Collection (District 1): The District No. 1 Board reviewed proposals for trash collection for District 1 as presented by Mr. Fransen.

Following review, upon motion duly made by Director Ripley, seconded by Director Johnson, and upon vote, unanimously carried, the District No. 1 Board approved the proposal from Ranch Creek Waste for weekly garage service for single-family residences only to begin on October 1, 2022, in the amount of \$100.00 per month for each residence.

Resolution Providing for the Imposition of a Single-Family Residential Trash Collection Fee (District Nos. 2 and 3): The District No. 2 and 3 Boards reviewed a Resolution Providing for the Imposition of a Single-Family Residential Trash Collection Fee for District Nos. 2 and 3.

Following review, upon motion duly made by Director Johnson, seconded by Director Klane, and upon vote, unanimously carried, the District No. 2 and 3 Boards adopted the Resolution Providing for the Imposition of a Single-Family Residential Trash Collection Fee for District Nos. 2 and 3.

Delegation of Authority for Capital Projects Change Order Issuance (District No. 1): The District No. 1 Board entered into discussion regarding the delegation of authority for capital projects change order issuance.

Following review, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board authorized the District Engineer and District Manager to approve capital contract change orders for execution by the Board President up to an aggregate amount not to exceed 5% of the total contract compensation amount, with the Board ratification at a later date.

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OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Boards at this time, upon motion duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By Robert Cyman
Secretary for the Meeting