

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD SEPTEMBER 22, 2023

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 22nd day of September, 2023, 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.

Directors In Attendance Were:

Jolene Larson
Robert Cyman
Robert Klane
Brian Ripley
Blake Johnson

Also In Attendance Was:

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

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

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

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.

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

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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

Consent Agenda: The Boards considered the following items on the Consent Agenda:

- Approve the Minutes of the August 25, 2023 Special Meeting.

Following discussion, upon motion duly made by Director Larson, seconded by Director Johnson, and upon vote, unanimously carried, the Boards approved the above Consent Agenda items/actions.

PUBLIC COMMENT

There were no public comments at this time.

LEGAL MATTERS

Status of the Development Improvement Agreement with the Town of Winter Park: Attorney Pogue and Director Johnson discussed with the Boards the status of the Development Improvement Agreement with the Town of Winter Park.

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 August 31, 2023
General	\$ 7,863.00
Debt	\$ -0-
Capital Projects	\$ 183,879.02
Total	\$ 191,742.02

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

Pay Application No. 5 for Cabins Phase 1 from Mountain States Snowcats: The Board of District No. 1 reviewed and ratified approval of Pay Application No. 5 for Cabins Phase 1 from Mountain States Snowcats in the amount of \$11,637.50.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Larson, and upon vote, unanimously carried, the Board of District No. 1

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ratified approval of the Pay Application No. 5 for Cabins Phase 1 from Mountain States Snowcats in the amount of \$11,637.50, as presented.

Cost Certification Report No. 10: Mr. Conry reviewed with the Boards the Cost Certification Report No. 10. No action was taken at this time.

**CAPITAL
PROJECTS/
OPERATIONS AND
MAINTENANCE
MATTERS**

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

OTHER BUSINESS

The Boards directed Mr. Ruthven to schedule special meetings for October 20, 2023 and November 17, 2023.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Larson, seconded by Director Klane and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By Robert Cyman
Secretary for the Meeting