

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 23, 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 Friday, the 23rd day of September, 2022, at 11:00 a.m. This District Board meeting was held via Zoom at <https://us02web.zoom.us/j/82435611354?pwd=aFhPa1RBTvNpNkVHTXFQRi9VnMwdz09>; Phone: 1 (719) 359-4580; Meeting ID: 824 3561 1354; Passcode: 072469. The meeting was open to the public.

Directors In Attendance Were:

Blake Johnson
Jolene Larson
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.

Bob Fanch; Fraser River Development Co LLC

Suzannah MacLeod and Krystyn Gay; 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 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 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' Regular Meeting.

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

Minutes: The Boards reviewed the Minutes of the October 8, 2021 and August 1, 2022 Special Meetings.

Following discussion, upon motion duly made by Director Larson, seconded by Director Ripley, and upon vote, unanimously carried, the Boards approved the Minutes of the October 8, 2021 and August 1, 2022 Special Meetings.

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 August 31, 2022	Period Ending Sept. 30, 2022
General	\$ 8,715.77	\$ 5,665.24
Debt	\$ -0-	\$ -0-
Capital	\$ 3,306.66	\$ 4,082.50
Total	\$ 12,022.43	\$ 9,747.74

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

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.

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Following review, upon motion duly made by Director Klane, seconded by Director Larson, and upon vote, unanimously carried, the District No. 1 Board approved 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, as presented.

2023 Draft Budgets: Mr. Ruthven reviewed with the Boards the 2023 Draft Budgets. No action was necessary by the Boards.

LEGAL MATTERS

There were no legal matters at this time.

CAPITAL PROJECTS/ OPERATIONS AND MAINTENANCE MATTERS

Cabins – Phase I:

Service Agreement between District No. 1 and Kumar & Associates, Inc. for Materials Testing Services: The District No. 1 Board reviewed a Service Agreement with Kumar & Associates, Inc. for materials testing services.

Following review, upon motion duly made by Director Larson, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board ratified approval of the Service Agreement with Kumar & Associates, Inc. for materials testing services.

Service Agreement between District No. 1 and Aztec Consultants, Inc. for Surveying Services: The District No. 1 Board reviewed a Service Agreement with Aztec Consultants, Inc. for surveying services.

Following review, upon motion duly made by Director Klane, seconded by Director Larson, and upon vote, unanimously carried, the District No. 1 Board ratified approval of the Service Agreement with Aztec Consultants, Inc. for surveying services.

Snow Removal Services: The Boards entered into discussion regarding snow removal services. Following discussion, the Boards determined that Fraser River Development Co., LLC will be responsible for the snow removal services until such time as the roads are conveyed to the Districts.

Landscape Services: The Boards entered into discussion regarding landscaping services. Following discussion, the Boards determined that Fraser River Development Co., LLC will be responsible for landscaping services until such time as the landscaping areas are conveyed to the Districts.

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Trash Collection Implementation: Mr. Ruthven and Ms. MacLeod updated the Boards on the progress of getting trash service set up. Following discussion, the Boards agreed that all homeowners are responsible for paying trash fees regardless of actual usage.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Boards at this time, 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