

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD DECEMBER 1, 2020

A Special 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 Tuesday, the 1st day of December, 2020, at 9:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the general public) attending in person. The meeting was open to the public via conference call as follows: 1-877-250-4161; passcode 8144161.

Directors In Attendance Were:

Melinda Besse
Jolene Larson

Also In Attendance Was:

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

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

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

Chip Besse and Bob Fanch; Fraser River Development Co LLC

Robert Cyman; Director candidate

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Pogue 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 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.

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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 Besse, seconded by Director Larson and, upon vote unanimously carried, the Agenda for the Districts' Special Meeting was approved.

Minutes: The Boards reviewed the Minutes of the September 17, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Besse, seconded by Director Larson and, upon vote unanimously carried, the Boards approved the Minutes of the September 17, 2020 Special Meeting.

Resignation of Director: The Boards of District Nos. 1, 2 and 3 each acknowledged the resignation of Director Suzanne Fanch effective as of October 19, 2020.

Appointment of Director: The Board considered the appointment of Mr. Cyman to fill a vacancy on the Board of Directors of District No. 1, District No. 2 and District No. 3.

Following discussion, upon motion duly made by Director Larson, seconded by Director Besse and, upon vote, unanimously carried, the Boards of District No. 1, District No. 2 and District No. 3 each appointed Mr. Cyman to fill a vacant position on the respective Board of Directors. The Oath of Office was administered by Director Besse.

2021 Regular Meeting Dates: The Board entered into discussion regarding the 2021 Regular Meetings. The Board confirmed the Regular Meetings were set for March 26, June 25, September 24 and December 1, 2021. The meetings will be held at 11:00 a.m., at Green Spaces Location in Winter Park, 78311 U.S. Highway 40, Building G, Winter Park, Colorado 80482.

Resolution No. 2020-12-01; 2021 Annual Administrative Matters: The Board reviewed Resolution No. 2020-12-01; 2021 Annual Administrative Matters.

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Following discussion, upon motion duly made by Director Besse, seconded by Director Larson and, upon vote, unanimously carried, the Board adopted the Resolution No. 2020-12-01; 2021 Annual Administrative Matters.

District Website: Attorney Pogue reported to the Board there is a long backlog in getting the Statewide Internet Portal Authority (“SIPA”) to prepare the Districts’ website, but the Board directed SDMS to move forward with the process to establish a website with SIPA.

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 Sept. 11, 2020	Period Ending Oct. 13, 2020	Period Ending Nov. 10, 2020
General	\$ 3,806.80	\$ 5,555.92	\$ 11,465.45
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 3,806.80	\$ 5,555.92	\$ 11,465.45

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

2020 Application for Exemption from Audit: The Board discussed the requirements for an audit.

Following discussion, upon motion duly made by Director Besse, seconded by Director Larson and, upon vote, unanimously carried, the Board approved the appointment of the District Accountant to prepare the Application for Exemption from Audit for 2020.

2020 Budget Amendment Hearing (District No. 1): The District No. 1 Board President opened the public hearing to consider the Resolution to Amend the 2020 Budget and discuss related issues.

It was noted that publication of notice stating that the District No. 1 Board would consider adoption of a Resolution to Amend the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

RECORD OF PROCEEDINGS

Following review and discussion, Director Larson moved to adopt the Resolution to Amend 2020 Budget and Appropriate Expenditures, Director Besse seconded the motion and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2020 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

2021 Budget Hearing (District No. 1): The District No. 1 Board President opened the public hearing to consider the proposed 2021 Budget and discuss related issues.

It was noted that publication of notice stating that the District No. 1 Board would consider adoption of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received, and the public hearing was closed.

Mr. Ruthven reviewed the estimated 2020 expenditures and the proposed 2021 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2020-12-02 to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution No. 2020-12-03 to Set Mill Levies (for the General Fund at 55.664 mills, for a total of 55.664 mills). Upon motion duly made by Director Besse, seconded by Director Larson and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget was authorized, subject to receipt of the final Certification of Assessed Valuation from the County on or before December 10, 2020. The District Accountant was directed to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2021. A copy of the adopted Resolutions are attached to these Minutes and incorporated herein by this reference.

2021 Budget Hearing (District No. 2): The District No. 2 Board President opened the public hearing to consider the proposed 2021 Budget and discuss related issues.

It was noted that publication of notice stating that the District No. 2 Board would consider adoption of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received, and the public hearing was closed.

Mr. Ruthven reviewed the estimated 2020 expenditures and the proposed 2021 expenditures.

RECORD OF PROCEEDINGS

Following discussion, the Board considered the adoption of Resolution No. 2020-12-02 to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution No. 2020-12-03 to Set Mill Levies (for the General Fund at 55.664 mills, for a total of 55.664 mills). Upon motion duly made by Director Besse, seconded by Director Larson and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget was authorized, subject to receipt of the final Certification of Assessed Valuation from the County on or before December 10, 2020. The District Accountant was directed to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2021. A copy of the adopted Resolutions is attached to these Minutes and incorporated herein by this reference.

2021 Budget Hearing (District No. 3): The District No. 3 Board President opened the public hearing to consider the proposed 2021 Budget and discuss related issues.

It was noted that publication of notice stating that the District No. 3 Board would consider adoption of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received, and the public hearing was closed.

Mr. Ruthven reviewed the estimated 2020 expenditures and the proposed 2021 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2020-12-02 to Adopt the 2021 Budget and Appropriate Sums of Money and Resolution No. 2020-12-03 to Set Mill Levies (for the General Fund at 55.664 mills, for a total of 55.664 mills). Upon motion duly made by Director Besse, seconded by Director Larson and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget was authorized, subject to receipt of the final Certification of Assessed Valuation from the County on or before December 10, 2020. The District Accountant was directed to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2021. A copy of the adopted Resolutions is attached to these Minutes and incorporated herein by this reference.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Larson, seconded by Director Besse and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

LEGAL MATTERS

Proposal with the Town of Winter Park: Attorney Pogue reported to the Board he has been working with Mr. Besse and the Town of Winter Park to modify the surety requirements for public improvement construction to allow for a cash escrow deposit that can be drawn down to pay contractors as the work is completed in lieu of other Town public improvement surety requirements. The Town is expected to act on the modification by amending its Town Code at its first meeting in January 2021.

First Amendment to 2020 Funding and Reimbursement Agreement with Fraser River Development CO LLC, and in connection therewith, Refund 2020 Subordinate Note and Issue a 2021 Subordinate Note for Reimbursement of O&M Advances (District No. 1): Attorney Pogue reviewed with the Board of District No. 1 a First Amendment to 2020 Funding and Reimbursement Agreement with Fraser River Development CO LLC, and in connection therewith, Refunding of its 2020 Subordinate Note and Issuance of a 2021 Subordinate Note for Reimbursement of O&M Advances.

Following discussion, upon motion duly made by Director Besse, seconded by Director Larson and, upon vote, unanimously carried, the District No. 1 Board approved the First Amendment to 2020 Funding and Reimbursement Agreement with Fraser River Development CO LLC, and in connection therewith, Refunding of its 2020 Subordinate Note and Issuance of a 2021 Subordinate Note for Reimbursement of O&M Advances.

CAPITAL PROJECTS

Cost Certificate Report No. 4 (District No. 1): Ms. Fiore presented the District No. 1 Board the Cost Certificate Report No. 4 prepared by Independent District Engineering Services (“IDES”), in the amount of \$1,461,535.66.

Following discussion, upon motion duly made by Director Larson, seconded by Director Besse and, upon vote, unanimously carried, the Board of District No. 1 approved Cost Certification No. 4 prepared by IDES, in the amount of \$1,461,535.66.

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OTHER BUSINESS

District Roads: Mr. Besse asked about the need to keep roads in the District open this winter as there is currently no public use, and the Board and Attorney Pogue discussed.

ADJOURNMENT

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

Respectfully submitted,

By Robert Cyman
Secretary for the Meeting

**CERTIFIED COPY OF RESOLUTION
ROAM METROPOLITAN DISTRICT NOS. 1 – 3
2021 ANNUAL ADMINISTRATIVE MATTERS RESOLUTION**

At a special meeting of the Boards of Directors of Roam Metropolitan District Nos. 1 – 3, Town of Winter Park, Grand County, Colorado (the “Districts”), held on Tuesday, December 1, 2020, at 9:00 a.m. via Conference Call due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic.

The following were present:

Melinda G. Besse, President
Jolene Larson, Assistant Secretary
Robert Cyman, Director

Also in attendance were:

Jim Ruthven, Special District Management Services, Inc.;
Chip Besse and Bob Fanch, Fraser River Development CO LLC;
Alan D. Pogue and Shannon Smith Johnson, Icenogle Seaver Pogue, P.C.;
Kim Fiore, Independent District Engineering Services, LLC

when the following proceedings, were had and done, to wit:

It was moved by Director Besse to adopt the following Resolution:

RESOLUTION

WHEREAS, the Districts’ Boards of Directors (collectively the “Boards”) are required to perform certain administrative obligations during each calendar year to comply with certain statutory requirements, as further described below, and to assure the efficient operations of the Districts; and

WHEREAS, the Boards desire to set forth such obligations herein and to designate, where applicable, the appropriate person or person(s) to perform such obligations on behalf of the Districts; and

WHEREAS, the Boards further desire to acknowledge and ratify herein certain actions and outstanding obligations of the Districts.

NOW, THEREFORE, THE BOARDS OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 1 – 3 HEREBY RESOLVE AS FOLLOWS:

1. The Boards direct the Districts’ Manager to prepare an accurate map as specified by the Division for filing with the Colorado Division of Local Government (the “Division”), the

Grand County Clerk and Recorder, and the Grand County Assessor on or before January 1, 2021, as required by Section 32-1-306, C.R.S.

2. Pursuant to Section 24-32-116(3)(b), C.R.S, the Boards direct legal counsel to update the Division with any of the following information previously provided to the Division, in the event such information changes: (i) the official name of the Districts; (ii) the principal address and mailing address of the Districts; (iii) the name of the Districts' agent; and (iv) the mailing address of the Districts' agent.

3. The Boards direct legal counsel to prepare, no more than sixty (60) days prior to and not later than January 15, 2021, the Districts' annual transparency notices containing the information set forth in Section 32-1-809(1), C.R.S., and to provide such notices to the eligible electors of the Districts in one of the manners set forth in Section 32-1-809(2), C.R.S. In addition, legal counsel is directed to file a copy of the notices with the Grand County Board of County Commissioners, County Assessor, County Treasurer, County Clerk and Recorder, the Town Council of the Town of Winter Park, and the Division as set forth in Section 32-1-104(2), C.R.S. A copy of the notices shall be made available for public inspection at the principal business office of the Districts.

4. The Boards direct the Districts' accountant to submit proposed 2022 budgets for the Districts to the Boards by October 15, 2021, to schedule public hearings on the proposed budgets, prepare final budgets, and budget resolutions, including certifications of mill levies; and amendments to the budgets if necessary; to certify the mill levies to Grand County on or before December 15, 2021; and to file the approved budgets and amendments thereto with the proper governmental entities in accordance with the Local Government Budget Law of Colorado, Sections 29-1-101 to 29-1-115, C.R.S.

5. In the event additional real property is included into the boundaries of the Districts in the future, the Boards authorize legal counsel to record the special district public disclosure document and a map of the new boundaries of the Districts concurrently with the recording of the order for inclusion in the Grand County Clerk and Recorder's office in accordance with Section 32-1-104.8(2), C.R.S.

6. The Boards direct legal counsel to notify the Town Council of the Town of Winter Park of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan attached to the Districts' Service Plan, as required by Section 32-1-202(2)(b), C.R.S.

7. For any nonrated public securities issued by the Districts, the Boards direct the Districts' accountant to prepare and file with the Division on or before March 1, 2021, an annual information report with respect to any of the Districts' nonrated public securities which are outstanding as of the end of the Districts' fiscal year in accordance with Section 11-58-105, C.R.S.

8. The Boards hereby authorize the Districts' accountant to prepare and file an Audit Exemption and Resolution for approval of Audit Exemption for each District with the State

Auditor by March 31, 2021, as may be required by Section 29-1-604, C.R.S.; or, as may be required by Section 29-1-603, C.R.S., the Board(s) authorize that an audit of the applicable District's financial statements be prepared and submitted to the applicable Board(s) before June 30, 2021 and filed with the State Auditor by July 31, 2021.

9. The Boards direct its staff to prepare the Unclaimed Property Act report and forward the report to the State Treasurer by November 1, 2021 if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with Section 38-13-110, C.R.S.

10. If required, the Boards direct legal counsel to oversee the preparation of any continuing annual disclosure report required to be filed not later than the date required by the applicable continuing disclosure agreement, in accordance with the Securities Exchange Commission Rule 15c2-12.

11. The Boards designate the Secretary of the Districts as the official custodian of "public records," as such term is used in Section 24-72-202(2), C.R.S. Public records may also be maintained at the office of Icenogle Seaver Pogue, P.C.

12. The Boards direct legal counsel to advise it on the requirements of the Fair Campaign Practices Act Section 1-45-101 *et seq.*, C.R.S., when applicable.

13. The Boards direct that all legal notices shall be published in accordance with Section 32-1-103(15), C.R.S., in a paper of general circulation within the boundaries of the Districts, or in the vicinity of the Districts if none is circulated within the Districts including but not limited to *The Middle Park Times*.

14. The Boards determine that each director shall receive compensation for services as directors in accordance with Section 32-1-902(3)(a)(I) & (II), C.R.S., in the amount of \$100.00 per District per meeting, not to exceed the statutory limits per year.

15. The Boards hereby determine that each member of the Boards shall execute an Affidavit of Qualification of Director at such time the member is either elected or appointed to the Boards and prior to the Districts issuing any general obligation debt or other multiple fiscal year obligations. Such forms shall be retained in the Districts' files. Section 32-1-103(5), C.R.S. sets forth the qualifications required. Pursuant to Section 32-1-901, C.R.S., the Boards direct legal counsel to prepare, administer and file an oath of office and a certificate of appointment, if applicable, and procure a surety bond for each Director, and to file copies of each with the Clerk of the Court and with the Division.

16. The Boards extend the current indemnification resolutions, adopted by the Boards on December 21, 2018, to allow the resolutions to continue in effect as written.

17. Pursuant to Section 32-1-1101.5, C.R.S., the Boards direct legal counsel to certify the results of special district ballot issue elections to incur general obligation indebtedness by certified mail to the Town Council of the Town of Winter Park and to file a copy of the

certification with the Colorado Division of Securities within forty-five (45) days after the election. Furthermore, whenever the Districts authorize or incur a general obligation debt, the Boards authorize legal counsel to record notice of such action and a description of such debt, in a form prescribed by the Division, in the Grand County Clerk and Recorder's office within thirty (30) days after authorizing or incurring the debt in accordance with Section 32-1-1604, C.R.S. Furthermore, whenever the Districts incur general obligation debt, the Boards direct legal counsel to submit a copy of the recorded notice to the Town Council of the Town of Winter Park within thirty (30) days after incurring the debt in accordance with Section 32-1-1101.5(1), C.R.S.

18. The Boards direct legal counsel to prepare and file an application for a quinquennial finding of reasonable diligence with the Town Council of the Town of Winter Park, if requested, in accordance with Section 32-1-1101.5(1.5)&(2), C.R.S.

19. The Boards direct legal counsel to prepare and file the special district annual report in accordance with the Districts' Service Plan and Section 32-1-207(3)(c), C.R.S.

20. The Boards have determined that legal counsel will file conflicts of interest disclosures provided by board members with the Secretary of State seventy-two (72) hours prior to each meeting of the Boards, in accordance with Sections 32-1-902(3)(b) and 18-8-308, C.R.S. Annually, legal counsel shall request that each Board member submit updated information regarding actual or potential conflicts of interest. Additionally, at the beginning of every term, legal counsel shall request that each Board member submit information regarding actual or potential conflicts of interest.

21. The Districts are currently members of the Special District Association ("SDA") and insured through the Colorado Special Districts Property and Liability Pool. The Boards direct the Districts' accountant to pay the annual SDA membership dues and insurance premiums in a timely manner. The Boards will biannually review all insurance policies and coverage in effect to determine appropriate insurance coverage is maintained.

22. Pursuant to Section 24-6-402(2)(c), C.R.S. and that certain Amended and Restated Meeting Resolution dated September 12, 2019, the Boards hereby designate the Districts' public website, _____, as the twenty-four (24) hour posting location for all meeting notices and designates the following locations as the posting locations for notices if the Districts are unable to post a notice online in exigent or emergency circumstances:

At the Beavers Lodge, Cullen House at the end of Wanderer's Way, and on a tree at the North East Corner of property.

23. The Board members have reviewed the minutes from the December 3, 2019, April 14, 2020, June 26, 2020, and September 17, 2020 meetings of the Boards, which minutes are attached hereto as Exhibit A. The Boards, being fully advised of the premises, hereby ratify and affirm each and every action of the Boards taken at said meetings.

24. Pursuant to Section 24-6-402(2)(d.5)(II)(E), C.R.S., the Boards hereby declare that all electronic recordings of executive sessions shall be retained for purposes of the Colorado

Open Meetings Law for ninety (90) days after the date of the executive session. The Boards further direct the custodian of the electronic recordings of the executive session to systematically delete all such recordings made for purposes of the Colorado Open Meetings Law at its earliest convenience after the ninetieth (90th) day after the date of the executive session.

25. On March 10, 2020, Governor Polis declared a State of Emergency due to the threat to the health, welfare and safety of persons in Colorado posed by the COVID-19 pandemic. Until such time the State of Emergency is lifted and it is deemed safe to hold Board meetings at the physical location identified in the Districts' Meeting Resolution, the Boards acknowledge, agree and declare that the Districts have held and shall continue to hold all meetings virtually that allow for public access virtually and/or telephonically as provided in the Districts' meeting notices. Any further changes to the time, date, and location of District meetings shall be set forth in an amendment to the Meeting Resolution.

26. The Districts hereby acknowledge, agree and declare that the Districts' policy for the deposit of public funds shall be made in accordance with the Public Deposit Protection Act (Section 11-10.5-101 *et seq.*, C.R.S.). As provided therein, the Districts' official custodian may deposit public funds in any bank which has been designated by the Colorado Banking Board as an eligible public depository. For purposes of this paragraph, "official custodian" means a designee with plenary authority including control over public funds of a public unit which the official custodian is appointed to serve. The Districts hereby designate the Districts' accountant as its official custodian over public deposits.

27. The Boards hereby authorize the Districts' Manager to execute, on behalf of the Districts, any and all easement agreements pursuant to which the Districts are accepting or acquiring easements in favor of the Districts.

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Whereupon, the motion was seconded by Director Larson and upon vote, unanimously carried. The Chairperson declared the motion carried and so ordered.

ADOPTED AND APPROVED THIS 1ST DAY OF DECEMBER 2020.

ROAM METROPOLITAN DISTRICT NOS. 1 – 3

By: MJBesse
Melinda Besse, President

CERTIFICATION OF RESOLUTION

I, Alan D. Pogue, General Counsel of the Boards of Directors of Roam Metropolitan Districts Nos. 1 – 3, do hereby certify that the annexed and foregoing Resolution is a true copy from the Records of the proceedings of the Boards of said Districts, on file with Icenogle Seaver Pogue, P.C., general counsel to the Districts.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Districts, this 1st day of December, 2020.

By: 
Alan D. Pogue, General Counsel



EXHIBIT A

**Minutes from the
December 3, 2019
April 14, 2020
June 26, 2020
and September 17, 2020
Meetings of the Board**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD DECEMBER 3, 2019

A Special 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 Tuesday, the 3rd day of December, 2019, at 9:00 a.m., at the Green Spaces Location in Winter Park, 78311 U.S. Highway 40, Building G, Winter Park, Colorado 80482. The meeting was open to the public.

Directors In Attendance Were:

Eric Mason

Melinda Besse (via speakerphone)

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the absence of Director Fanch was excused.

Also In Attendance Was:

Lisa A. Johnson and Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

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

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

Chip Besse; Fraser River Development Co LLC (via speakerphone)

**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 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

RECORD OF PROCEEDINGS

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 (“Districts”). Where necessary, action taken by an individual District will be so reflected in these Minutes.

ADMINISTRATIVE MATTERS

Agenda: Ms. Johnson reviewed with the Boards a proposed Agenda for the Districts’ Special Meeting.

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

Minutes: The Boards reviewed the Minutes of the September 12, 2019 Special Meeting.

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote unanimously carried, the Boards approved the Minutes of the September 12, 2019 Special Meeting.

Resolution No. 2019-12-01; Establishing Regular 2020 Meeting Dates, Time and Location, Establishing District Website, and Designating 24-Hour Posting Location of Notices (“Resolution No. 2019-12-01”): The Board discussed the Resolution No. 2019-12-01.

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board adopted the Meeting Resolution.

Resolution No. 2019-12-02; 2020 Annual Administrative Matters: The Board reviewed Resolution No. 2019-12-02; 2020 Annual Administrative Matters.

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board adopted the Resolution No. 2019-12-01. The Board determined these meetings to be held March 27, June 26, September 25, 2020 at 11:00 a.m. and December 1, 2020 at 9:00 a.m. at the Green Spaces Location in Winter Park, 79311 U.S. Highway 40, Building G, Winter Park, Colorado 80482.

PUBLIC COMMENT

None

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims through the periods ending as follows:

Fund	Period Ending Nov. 30, 2019
General	\$ 14,362.77
Debt	\$ -0-
Capital	\$ -0-
Total	\$ 14,362.77

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

2020 Budget Hearing (District No. 1): The President opened the public hearing to consider the proposed 2020 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received and the public hearing was closed.

Mr. Ruthven reviewed the estimated 2019 expenditures and the proposed 2020 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2019-12-03 to Adopt the 2020 Budget and Appropriate Sums of Money and Set Mill Levies at 0.000 mills. Upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, Resolution No. 2019-12-03 was adopted, as discussed, and execution of the Certification of Budget was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2019. The District Accountant was directed to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2020. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

2020 Budget Hearing (District No. 2): The President opened the public hearing to consider the proposed 2020 Budget and discuss related issues.

RECORD OF PROCEEDINGS

It was noted that publication of Notice stating that the Board would consider adoption of the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received and the public hearing was closed.

Mr. Ruthven reviewed the estimated 2019 expenditures and the proposed 2020 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2019-12-03 to Adopt the 2020 Budget and Appropriate Sums of Money and Set Mill Levies at 0.000 mills. Upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, Resolution No. 2019-12-03 was adopted, as discussed, and execution of the Certification of Budget was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2019. The District Accountant was directed to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2020. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

2020 Budget Hearing (District No. 3): The President opened the public hearing to consider the proposed 2020 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received and the public hearing was closed.

Mr. Ruthven reviewed the estimated 2019 expenditures and the proposed 2020 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2019-12-03 to Adopt the 2020 Budget and Appropriate Sums of Money and Set Mill Levies at 0.000 mills. Upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, Resolution No. 2019-12-03 was adopted, as discussed, and execution of the Certification of Budget was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2019. The District Accountant was directed to

RECORD OF PROCEEDINGS

transmit the Certification of Budget to the Division of Local Government not later than January 30, 2020. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

LEGAL MATTERS

Resolution to Call the May 5, 2020 Regular Special District Election: Attorney Pogue presented to the Board Resolution No. 2019-12-04; to Call the May 5, 2020 Regular Special District Election for Directors, appointing the Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. The Self Nomination Form will be provided to the HOA.

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-04; to Call the May 5, 2020 Regular Special District Election, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. The Board determined Stacie Pacheco as DEO. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

Resolution No. 2019-12-05; A Resolution Approving the 2020 Funding and Reimbursement Agreement between the District and Fraser River Development Co., LLC (“FRD”) and in Connection therewith, Authorizing the Refunding of an Existing Subordinate Promissory Note and the Issuance of a New Subordinate Promissory Note to Evidence the District’s Reimbursement Obligation to Rock Creek Development, Inc.: Attorney Pogue presented to the Board Resolution No. 2019-12-05; Approving the 2020 Funding and Reimbursement Agreement between the District and FRD and in Connection therewith, Authorizing the Refunding of an Existing Subordinate Promissory Note and the Issuance of a New Subordinate Promissory Note to Evidence the District’s Reimbursement Obligation to Rock Creek Development, Inc.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-05; Approving the 2020 Funding and Reimbursement Agreement between the District and FRD and in Connection therewith, Authorizing the Refunding of an Existing Subordinate Promissory Note and the Issuance of a New Subordinate Promissory Note to Evidence the District's Reimbursement Obligation to Rock Creek Development, Inc. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

Resolution No. 2019-12-06; Consenting to the Enforcement of Covenants and Provision of Design Review Services by Roam Metropolitan District No. 1:

Attorney Pogue presented to the Board Resolution No. 2019-12-06; Consenting to the Enforcement of Covenants and Provision of Design Review Services by Roam Metropolitan District No. 1.

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-06; Consenting to the Enforcement of Covenants and Provision of Design Review Services by Roam Metropolitan District No. 1. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

Resolution No. 2019-12-07 (District No. 1); Providing for the Imposition of a Recreation Center Maintenance Fee: Attorney Pogue presented to the Board Resolution No. 2019-12-07; Providing for the Imposition of a Recreation Center Maintenance Fee. Attorney Pogue noted the fee will be \$0 in 2020.

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-07; Providing for the Imposition of a Recreation Center Maintenance Fee. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

Resolution No. 2019-12-06 (District No. 2); Providing for the Imposition of a Recreation Center Maintenance Fee: Attorney Pogue presented to the Board Resolution No. 2019-12-06; Providing for the Imposition of a Recreation Center Maintenance Fee. Attorney Pogue noted the fee will be \$0 in 2020.

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-06; Providing for the Imposition of a Recreation Center Maintenance Fee. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

RECORD OF PROCEEDINGS

Resolution No. 2019-12-06 (District No. 3); Providing for the Imposition of a Recreation Center Maintenance Fee: Attorney Pogue presented to the Board Resolution No. 2019-12-06; Providing for the Imposition of a Recreation Center Maintenance Fee. Attorney Pogue noted the fee will be \$0 in 2020.

Following discussion, upon motion duly made by Director Mason, seconded by Director Besse and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-06; Providing for the Imposition of a Recreation Center Maintenance Fee. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

CAPITAL PROJECTS

Cost Certificate Report No. 1: Ms. Fiore presented the Board the Draft Cost Certificate Report No. 1, in the amount of \$1,768,627.12. No action was taken by the Board at this time.


OTHER BUSINESS

December 27, 2019 Regular Meeting: Following discussion, the Board determined to cancel the December 27, 2019 regular meeting.

ADJOURNMENT

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

Respectfully submitted,

By 
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD APRIL 14, 2020

A Special 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 Tuesday, the 14th day of April, 2020, at 11:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the General Public) attending in person. The meeting was open to the public via conference call.

Directors In Attendance Were:

Melinda Besse
Suzanne Fanch

Also In Attendance Was:

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

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

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

Chip Besse; Fraser River Development Co LLC

**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 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

RECORD OF PROCEEDINGS

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 (“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 Fanch, seconded by Director Besse and, upon vote unanimously carried, the Agenda for the Districts’ Special Meeting was approved, as presented.

Minutes: The Boards reviewed the Minutes of the December 3, 2019 Special Meeting.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote unanimously carried, the Boards approved the Minutes of the December 3, 2019 Special Meeting.

Resignation of Director: The resignation of Director Eric Mason as President to the Board of Directors, effective as of April 5, 2020 was acknowledged.

It was noted that Jolene Larson would be appointed at the June 26, 2020 Board Meeting.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Fanch seconded by Director Besse and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Melinda Besse
Treasurer/Secretary	Suzanne Fanch

PUBLIC COMMENT

There were no public comments at this time.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims from October 2019 through March 2020, in the amount of \$31,177.07.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

LEGAL MATTERS

Public Hearings on the Inclusion of Land Owned by Fraser River Development Co LLC for the Roam Metropolitan District Nos 1, 2, and 3: President Besse opened the public hearings to consider three proposed inclusions.

It was noted that publication of Notice stating that the Boards would consider the inclusion of the property and the date, time and place of the public hearings was made in a newspaper having general circulation within the Districts. No written objections were received prior to these public hearings. No public comments were received and the public hearings were closed.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Boards approved the inclusion of the properties as described in the Petitions. Copies of Resolution Nos. 2020-04-01 for Inclusion are attached hereto and incorporated herein by this reference.

Public Hearing on the Exclusion of Land Owned by Fraser River Development Co LLC for Roam Metropolitan District No. 1.: President Besse opened the public hearing to consider one proposed exclusion.

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

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Board approved the exclusion of the property as described in the Petition. A copy of the Resolution No. 2020-04-02 for Exclusion is attached hereto and incorporated herein by this reference.

RECORD OF PROCEEDINGS

It was noted that Mr. Besse asked why these parcels were not originally included in the Districts. Attorney Pogue explained that these inclusions and exclusion are common as development plans and timelines evolve over the course a project.

CAPITAL PROJECTS

Cost Certificate Report No. 1: Ms. Fiore presented the Board the Cost Certificate Report No. 1 prepared by Independent District Engineering Services (“IDES”), in the amount of \$4,483,047.27.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board approved Cost Certification No. 1 prepared by IDES, in the amount of \$4,483,047.27.


OTHER BUSINESS

There were no other business matters at this time.

ADJOURNMENT

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

Respectfully submitted,

By 
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD JUNE 26, 2020

A Special 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 June 26, 2020, at 11:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the general public) attending in person. The meeting was open to the public via conference call.

Directors In Attendance Were:

Melinda Besse
Suzanne Fanch

Also In Attendance Was:

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

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

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

Chip Besse; Fraser River Development Co LLC

**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 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.

RECORD OF PROCEEDINGS

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 Fanch, seconded by Director Besse and, upon vote unanimously carried, the Agenda for the Districts' Special Meeting was approved.

Minutes: The Boards reviewed the Minutes of the April 14, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote unanimously carried, the Boards approved the Minutes of the April 14, 2020 Special Meeting.

Consideration of Board Appointment After Publication of Notice of Vacancy:

It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy for each of the Districts' Boards was made on March 26, 2020 in the Middle Park Times. No letters of interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, following discussion and upon motion to nominate Jolene Larson to fill a vacant Board seat on the District No. 1 Board of Directors until May 2022 duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of Directors of District No. 1 appointed Jolene Larson to fill a vacancy on the Board of Directors of District No. 1.

Following discussion and upon motion to nominate Jolene Larson to fill a vacant Board seat on the District No. 2 Board of Director until May 2022 duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of Directors of District No. 2 appointed Jolene Larson to fill a vacancy on the Board of Directors of District No. 2.

Following discussion and upon motion to nominate Jolene Larson to fill a vacant Board seat on the District No. 3 Board of Director until May 2022 duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of Directors of District No. 3 appointed Jolene Larson to fill a vacancy on the Board of Directors of District No. 3.

RECORD OF PROCEEDINGS

The Oaths of Director were administered by Director Besse as President of each of the Boards.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Fanch seconded by Director Besse and, upon vote, unanimously carried, the following slate of officers was appointed to each of District No. 1, District No. 2, and District No. 3:

President	Melinda Besse
Treasurer/Secretary	Suzanne Fanch
Assistant Secretary	Jolene Larson

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 Apr. 6, 2020	Period Ending May 12, 2020	Period Ending June 17, 2020
General	\$ 36,484.10	\$ 6,414.95	\$ 10,088.64
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 36,484.10	\$ 6,414.95	\$ 10,088.64

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

Bill.com: Mr. Ruthven discussed with the Board Bill.com. He noted the benefits of using Bill.com for processing District payables.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Boards approved the use of Bill.com and determined that Directors Besse and Larson will be the two approvers for the Boards.

The Boards directed SDMS to set up the service and transmit emails to the approvers explaining the process.

RECORD OF PROCEEDINGS

District No. 1 and District No. 2 - 2019 Applications for Exemption from Audit: The Boards of District Nos. 1 and 2, reviewed the Applications for Exemption from 2019 Audit.

Following review and discussion, upon motion duly made by Director Larson, seconded by Director Fanch and, upon vote, unanimously carried, the Boards of District Nos. 1 and 2 ratified approval of the preparation, execution and filing of the Applications for Exemption from 2019 Audit for District Nos. 1 and 2, respectively.

Application for Exemption from Audit for 2018 and 2019 for District No. 3: The Board discussed the Application from Audit for 2018 and 2019. Mr. Ruthven explained to the Board that the 2018 application had been lost and was recently re-submitted to the State Auditor for approval.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Board approved the Application for Exemption from Audit for 2019.

2021 Budget Preparation: The Board discussed the preparation of the 2021 Budget.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2021 Budget. The Boards determined to hold the public hearings to consider adoption of the 2021 Budgets on Friday, November 20, 2020 at 11:00 a.m. at the regular meeting location. It was noted that the Preliminary Assessed Valuation deadlines have been backed up to October 13, 2020 due to COVID-19.

LEGAL MATTERS

Negotiations of a Public Improvement Escrow Agreement: Attorney Pogue provided an update on the status of negotiation of Public Improvement Escrow Agreement with the Town of Winter Park regarding security for public improvement construction.

CAPITAL PROJECTS

Cost Certificate Report No. 2: Ms. Fiore presented the District No. 1 Board the Cost Certificate Report No. 2 prepared by Independent District Engineering Services (“IDES”), in the amount of \$104,637.53.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of District No. 1 approved Cost Certification No. 1 prepared by IDES, in the amount of \$104,637.53.


OTHER BUSINESS

There were no other business matters at this time.

ADJOURNMENT

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

Respectfully submitted,

By 
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD SEPTEMBER 17, 2020

A Special 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 Thursday, the 17th day of September, 2020, at 11:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the general public) attending in person. The meeting was open to the public via conference call.

Directors In Attendance Were:

Melinda Besse
Suzanne Fanch
Jolene Larson

Also In Attendance Was:

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

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

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

Chip Besse and Bob Fanch; Fraser River Development Co LLC

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Pogue 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 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.

RECORD OF PROCEEDINGS

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 Besse, seconded by Director Fanch and, upon vote unanimously carried, the Agenda for the Districts' Special Meeting was approved, as amended.

Minutes: The Boards reviewed the Minutes of the June 26, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote unanimously carried, the Boards approved the Minutes of the June 26, 2020 Special 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 17, 2020	Period Ending Aug. 11, 2020
General	\$ 9,060.55	\$ 7,123.63
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 9,060.55	\$ 7,123.63

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

Application for Exemption from 2018 Audit for District No. 3: Mr. Ruthven noted that he will resend signature page to Director Fanch for execution and she will return by mail.

RECORD OF PROCEEDINGS

LEGAL MATTERS

Mill Levies: The Board discussed the various options in setting the 2021 mill levy and the related pros and cons associated with the same. It was noted that Mr. Ruthven will work with Mr. Besse in preparing the 2021 draft budget.

Town Surety/ Escrow Option: Attorney Pogue discussed with the Board the benefits of establishing an escrow account as opposed to a surety bond to secure project completion. He noted that he is still discussing his proposal with the Town which has not yet approved his proposal.

CAPITAL PROJECTS

Cost Certificate Report No. 3: Ms. Fiore presented the District No. 1 Board the Cost Certificate Report No. 3 prepared by Independent District Engineering Services (“IDES”), in the amount of \$1,357,539.83.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of District No. 1 approved Cost Certification No. 3 prepared by IDES, in the amount of \$1,357,539.83.

Work Order No. 2 to the Master Service Agreement (“MSA”) dated September 9, 2020 with IDES: The Board discussed Work Order No. 2 to the MSA, dated September 9, 2020 with IDES.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Larson and, upon vote, unanimously carried, the Board approved Work Order No. 2 to the MSA, dated September 9, 2020 with IDES.

Park and Pedestrian Bridge Construction: It was noted that Mr. Besse cannot start on the bridge until the Town decides the location of the trail. The Town has applied for a grant from the State to build the trail and park construction is expected to begin early summer 2021.

OTHER BUSINESS

September 25, 2020 Regular Meeting: The Board discussed cancelling the September 25, 2020 regular meeting.

Following discussion, upon motion duly made by Director Larson, seconded by Director Fanch and, upon vote, unanimously carried, the Board determined to cancel the regular meeting scheduled for September 25, 2020.

Mr. Ruthven reminded the Board that the next Board meeting would take place on December 1, 2020 at 9:00 a.m. and include the 2021 budget hearing.

RECORD OF PROCEEDINGS

ADJOURNMENT

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

Respectfully submitted,

By Jolene Larson
Secretary for the Meeting

RESOLUTION NO. 2020 - 12 - 02
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 1
TO ADOPT THE 2021 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 1 ("District") has appointed the District Accountant to prepare and submit a proposed 2021 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2020, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 1:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Roam Metropolitan District No. 1 for the 2021 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 1st day of December, 2020.

Jolene Larson

Secretary

(SEAL)

EXHIBIT A
(Budget)

ROAM METROPOLITAN DISTRICT NO. 1

2021 Budget Message

Introduction

Roam Metropolitan District No. 1, (the "District") is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed on November 29, 2018. The District is located in the Town of Winter Park, Grand County, Colorado. The District was organized to plan for, design, acquire, construct, install, relocate, redevelop, provide and finance public improvements and related operation and maintenance services within the boundaries of the District. The District has no employees at this time and all operations and administrative functions are contracted.

The 2021 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2021 fiscal year based on available revenues. This budget provides for the general operation of the District and facilitation of capital project expenditures.

The District's 2020 assessed value increased 392.83% to \$29,620 from \$7,540. The District certified a General Fund mill levy of 55.664 mills for taxes to be collected in the 2021 fiscal year.

Budgetary Basis of Accounting

The District uses fund accounting to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include District administration, legal services, and other expenses related to statutory operations of a local government.

The **Capital Projects Fund** is used to account for revenues and expenditures to complete public improvements.

Emergency Reserve

As required under Article X, Section 20 of the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

ROAM METROPOLITAN DISTRICT NO 1
Assessed Value, Property Tax and Mill Levy Information

2019 Actual	2020 Adopted Budget	2021 Adopted Budget
----------------	------------------------	------------------------

Assessed Valuation	\$	-	\$	7,540	\$	29,620
Mill Levy						
General Fund		-		-		55.664
Debt Service Fund		-		-		-
Refunds and Abatements		-		-		-
Total Mill Levy		<u>-</u>		<u>-</u>		<u>55.664</u>
Property Taxes						
General Fund	\$	-	\$	-	\$	1,649
Debt Service Fund		-		-		-
Refunds and Abatements		-		-		-
Actual/Budgeted Property 1	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>1,649</u>

ROAM METROPOLITAN DISTRICT NO 1

**GENERAL FUND
2021 Adopted Budget
with 2019 Actual and 2020 Estimated**

	2019 Actual	2020 Estimated	2021 Adopted Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ 5,872
REVENUE			
Property Taxes	-	-	1,649
Specific Ownership Taxes	-	-	99
Developer Advances	-	110,000	200,000
Transfer from District No. 2	-	-	3,152
Transfer from District No. 3	-	-	59
Total Revenue	-	110,000	204,959
Total Funds Available	-	110,000	210,831
EXPENDITURES			
Accounting and Finance	-	10,500	10,500
District Management	-	18,000	12,500
Election	-	179	-
Insurance	-	8,449	10,000
Legal	-	65,000	25,000
Office, Dues, Newsletters & Other	-	2,000	1,000
Treasurer's Fees	-	-	25
Road Maintenance	-	-	25,000
Landscape Maintenance	-	-	50,000
River Maintenance	-	-	10,000
Contingency	-	-	50,000
Reserve	-	-	52
Total Expenditures	-	104,128	194,077
Total Expenditures Requiring Appropriation	-	104,128	194,077
ENDING FUND BALANCE	\$ -	\$ 5,872	\$ 16,754

ROAM METROPOLITAN DISTRICT NO 1

**CAPITAL PROJECTS FUND
2021 Adopted Budget
with 2019 Actual and 2020 Estimated**

	2019 Actual	2020 Estimated	2021 Adopted Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ (16,000)
REVENUE			
Developer Advances	-	-	100,000
Total Revenue	-	-	100,000
Total Funds Available	-	-	84,000
EXPENDITURES			
Engineering	-	16,000	80,000
Total Expenditures	-	16,000	80,000
Total Expenditures Requiring Appropriation	-	16,000	80,000
ENDING FUND BALANCE	\$ -	\$ (16,000)	\$ 4,000

I, Jolene Larson, hereby certify that I am the duly appointed Secretary of the Roam Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 1 held on December 1, 2020.

By: Jolene Larson
Secretary

RESOLUTION NO. 2020 - 12 - 03
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 1
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 1 (“District”) has adopted the 2021 annual budget in accordance with the Local Government Budget Law on December 1, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 1:

1. That for the purposes of meeting all general fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 1st day of December, 2020.

Jolene Larson

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Grand County, Colorado.

On behalf of the Roam Metropolitan District No. 1 (taxing entity)^A the Board of Directors (governing body)^B of the Roam Metropolitan District No. 1 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 29,620 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 29,620 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57) USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/09/2020 for budget/fiscal year 2021 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

Table with columns: PURPOSE (see end notes for definitions and examples), LEVY², REVENUE². Rows include General Operating Expenses, Temporary General Property Tax Credit, General Obligation Bonds and Interest, Contractual Obligations, Capital Expenditures, Refunds/Abatements, and Other. Total: 55.664 mills, \$ 1,649.

Contact person: (print) James H. Ruthven Daytime phone: (303) 987-0835 Signed: [Signature] Title: Director of Finance

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution. ² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

RESOLUTION NO. 2020 - 12 - 02
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 2
TO ADOPT THE 2021 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 2 ("District") has appointed the District Accountant to prepare and submit a proposed 2021 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2020, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 2:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Roam Metropolitan District No. 2 for the 2021 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 1st day of December, 2020.

Jolene Larson

Secretary

(SEAL)

EXHIBIT A
(Budget)

ROAM METROPOLITAN DISTRICT NO. 2

2021 Budget Message

Introduction

Roam Metropolitan District No. 2, (the "District") is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed on November 29, 2018. The District is located in the Town of Winter Park, Grand County, Colorado. The District was organized to plan for, design, acquire, construct, install, relocate, redevelop, provide and finance public improvements and related operation and maintenance services within the boundaries of the District. The District has no employees at this time and all operations and administrative functions are contracted.

The 2021 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2021 fiscal year based on available revenues. This budget provides for the general operation of the District.

The District's 2020 assessed value increased 2335.34% to \$54,180 from \$2,320. The District certified a General Fund mill levy of 55.664 mills for taxes to be collected in the 2021 fiscal year.

Budgetary Basis of Accounting

The District uses fund accounting to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summary

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include District administration, legal services, and other expenses related to statutory operations of a local government. As all general fund expenditures are currently paid by Roam Metropolitan District No. 1, all net tax revenue is budgeted to be transferred to Roam Metropolitan District No. 1.

ROAM METROPOLITAN DISTRICT NO 2
Assessed Value, Property Tax and Mill Levy Information

	2019 Actual	2020 Adopted Budget	2021 Adopted Budget
Assessed Valuation	\$ -	\$ 2,320	\$ 54,180
Mill Levy			
General Fund	-	-	55.664
Debt Service Fund	-	-	-
Refunds and Abatements	-	-	-
Total Mill Levy	<u>-</u>	<u>-</u>	<u>55.664</u>
Property Taxes			
General Fund	\$ -	\$ -	\$ 3,016
Debt Service Fund	-	-	-
Refunds and Abatements	-	-	-
Actual/Budgeted Property Taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,016</u>

ROAM METROPOLITAN DISTRICT NO 2

**GENERAL FUND
2021 Adopted Budget
with 2019 Actual and 2020 Estimated**

	2019 Actual	2020 Estimated	2021 Adopted Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUE			
Property Taxes	-	-	3,016
Specific Ownership Taxes	-	-	181
Total Revenue	-	-	3,197
Total Funds Available	-	-	3,197
EXPENDITURES			
Treasurer's Fees	-	-	45
Total Expenditures	-	-	45
Transfers and Other Uses			
Transfer to District No. 1			3,152
Total Expenditures Requiring Appropriation	-	-	3,197
Replacement Reserve	-	-	-
Debt Service	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ (0)

I, Jolene Larson, hereby certify that I am the duly appointed Secretary of the Roam Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 2 held on December 1, 2020.

By: Jolene Larson
Secretary

RESOLUTION NO. 2020 - 12 - 03
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 2
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 2 (“District”) has adopted the 2021 annual budget in accordance with the Local Government Budget Law on December 1, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 2:

1. That for the purposes of meeting all general fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 1st day of December, 2020.

Jolene Larson

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Grand County, Colorado.

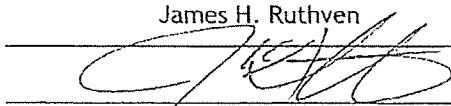
On behalf of the Roam Metropolitan District No. 2
 (taxing entity)^A
 the Board of Directors
 (governing body)^B
 of the Roam Metropolitan District No. 2
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 54,180 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 54,180 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/09/2020 for budget/fiscal year 2021
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	55.664 mills	\$ 3,016
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< 0.000 > mills	\$ < 0 >
SUBTOTAL FOR GENERAL OPERATING:	55.664 mills	\$ 3,016
3. General Obligation Bonds and Interest ^J	0.000 mills	\$ 0
4. Contractual Obligations ^K	0.000 mills	\$ 0
5. Capital Expenditures ^L	0.000 mills	\$ 0
6. Refunds/Abatements ^M	0.000 mills	\$ 0
7. Other ^N (specify): _____	0.000 mills	\$ 0
	mills	\$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	55.664 mills	\$ 3,016

Contact person: (print) James H. Ruthven Daytime phone: (303) 987-0835
 Signed:  Title: Director of Finance

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

RESOLUTION NO. 2020 - 12 - 02
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 3
TO ADOPT THE 2021 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 3 ("District") has appointed the District Accountant to prepare and submit a proposed 2021 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2020, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 3:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Roam Metropolitan District No. 3 for the 2021 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 1st day of December, 2020.

Jolene Larson

Secretary

(SEAL)

EXHIBIT A
(Budget)

ROAM METROPOLITAN DISTRICT NO. 3

2021 Budget Message

Introduction

Roam Metropolitan District No. 3, (the "District") is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed on November 29, 2018. The District is located in the Town of Winter Park, Grand County, Colorado. The District was organized to plan for, design, acquire, construct, install, relocate, redevelop, provide and finance public improvements and related operation and maintenance services within the boundaries of the District. The District has no employees at this time and all operations and administrative functions are contracted.

The 2021 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2021 fiscal year based on available revenues. This budget provides for the general operation of the District.

The District's 2020 assessed value increased 167.21% to \$1,020 from \$610. The District certified a General Fund mill levy of 55.664 mills for taxes to be collected in the 2021 fiscal year.

Budgetary Basis of Accounting

The District uses fund accounting to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summary

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include District administration, legal services, and other expenses related to statutory operations of a local government. As all general fund expenditures are currently paid by Roam Metropolitan District No. 1, all net tax revenue is budgeted to be transferred to Roam Metropolitan District No. 1.

ROAM METROPOLITAN DISTRICT NO 3
Assessed Value, Property Tax and Mill Levy Information

2019 Actual	2020 Adopted Budget	2021 Adopted Budget
----------------	------------------------	------------------------

Assessed Valuation	\$	-	\$	610	\$	1,020
Mill Levy						
General Fund		-		-		55.664
Debt Service Fund		-		-		-
Refunds and Abatements		-		-		-
Total Mill Levy		<u>-</u>		<u>-</u>		<u>55.664</u>
Property Taxes						
General Fund	\$	-	\$	-	\$	57
Debt Service Fund		-		-		-
Refunds and Abatements		-		-		-
Actual/Budgeted Property T	\$	<u>-</u>	\$	<u>-</u>	\$	<u>57</u>

ROAM METROPOLITAN DISTRICT NO 3

**GENERAL FUND
2021 Adopted Budget
with 2019 Actual and 2020 Estimated**

	2019 Actual	2020 Estimated	2021 Adopted Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUE			
Property Taxes	-	-	57
Specific Ownership Taxes	-	-	3
Total Revenue	-	-	60
Total Funds Available	-	-	60
Treasurer's Fees	-	-	1
Total Expenditures	-	-	1
Transfers and Other Uses			
Transfer to District No. 1			59
Total Expenditures Requiring Appropriation	-	-	60
ENDING FUND BALANCE	\$ -	\$ -	\$ -

I, Jolene Larson, hereby certify that I am the duly appointed Secretary of the Roam Metropolitan District No. 3, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 3 held on December 1, 2020.

By: Jolene Larson
Secretary

RESOLUTION NO. 2020 - 12 - 03
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 3
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 3 (“District”) has adopted the 2021 annual budget in accordance with the Local Government Budget Law on December 1, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 3:

1. That for the purposes of meeting all general fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 1st day of December, 2020.

Jolene Larson

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Grand County, Colorado.

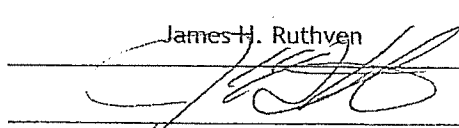
On behalf of the Roam Metropolitan District No. 3
 (taxing entity)^A
 the Board of Directors
 (governing body)^B
 of the Roam Metropolitan District No. 3
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 1,020 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 1,020 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/09/2020 for budget/fiscal year 2021
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	55.664 mills	\$ 57
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< 0.000 > mills	\$ < 0 >
SUBTOTAL FOR GENERAL OPERATING:	55.664 mills	\$ 57
3. General Obligation Bonds and Interest ^J	0.000 mills	\$ 0
4. Contractual Obligations ^K	0.000 mills	\$ 0
5. Capital Expenditures ^L	0.000 mills	\$ 0
6. Refunds/Abatements ^M	0.000 mills	\$ 0
7. Other ^N (specify): _____	0.000 mills	\$ 0
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	55.664 mills	\$ 57

Contact person: (print) James H. Ruthven Daytime phone: (303) 987-0835
 Signed:  Title: Director of Finance

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.