MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD FEBRUARY 28, 2025

A Regular Meeting of the Boards of Directors (the "Boards") of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as "District No. 1," "District No. 2" and "District No. 3," and collectively, the "Districts") was duly held on Friday, February 28, 2025, at 11:00 a.m. This District Board meeting was held via Zoom at: https://us02web.zoom.us/j/83015456087?pwd=VEFuekdkYk1LQ1F1ZWlHbDNBKytRQT09 ; Meeting ID 830 1545 6087; Passcode: 708751. The meeting was open to the public.

Directors In Attendance Were:
Robert Cyman
Robert Klane
Brian Ripley

Also In Attendance Were:
Jim Ruthven; Special District Management Services, Inc. ("SDMS")

Alan Pogue, Esq. and Alexandra Mejia, Esq. ; Icenogle Seaver Pogue, P.C.

Cody Conry and Brandon Collins; Independent District Engineering Services, LLC ("IDES")

Bob Fanch; Fraser River Development Co. LLC

COMBINED MEETING

The Boards of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these Minutes shall be deemed to be action of all of the Districts. Where necessary, action taken by an individual District will be reflected in these Minutes.

ADMINISTRATIVE MATTERS

Quorum/Confirmation of Meeting Location/Posting of Notice: Mr. Ruthven confirmed the presence of a quorum.

Agenda/Director Absences: Mr. Ruthven distributed a proposed Agenda for the Districts' Special Meeting for the Boards' review and approval.

Following discussion, upon motion, duly made by Director Klane, seconded by Director Cyman, and upon vote, unanimously carried, the Agenda was approved, as amended to move item VI A to beginning of Agenda and the absences of Director Johnson and Director Larson were excused.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Pogue discussed the requirements of Colorado law to disclose any potential conflicts of interest of the Boards to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Johnson that disclosures of potential conflicts of interest were filed with the Boards and Secretary of State for all Directors. There were no new conflicts.

OTHER BUSINESS

Mountain States Snowcats Negotiations: Mr. Conry and Attorney Pogue discussed the status of negotiations with Mountain States Snowcats.

Following discussion, upon motion, duly made by Director Cyman, seconded by Director Ripley, and upon vote, unanimously carried, the Boards authorized Mr. Conry to approve Change Orders for items previously agreed to by the Board and verified by IDES in the amount of $107,517, subject to Mr. Conry getting Agreement from Mountain States Snowcats on those items.

MINUTES

January 31, 2025 Special Meeting Minutes: The Boards considered the minutes of the January 31, 2025 Special Meeting.

Following discussion, upon motion, duly made by Director Klane, seconded by Director Cyman, and upon vote, unanimously carried, the Boards approved the January 31, 2025 Special Meeting minutes.

PUBLIC COMMENT

There were no public comments at this time.

LEGAL MATTERS

None.

FINANCIAL MATTERS

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

Fund	Period Ending Jan. 31, 2025	Period Ending Feb. 28, 2025
General	$ 16,469.60	$ 15,815.55
Debt	$ -0-	$ 4,000.00
Capital Projects	$ 10,105.14	$ 6,100.00
Total	**$ 26,574.74**	**$ 25,915.55**

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

District Expenditure Verification Report and Pay Applications (District No. 1): Mr. Conry presented to the District No. 1 Board the District Expenditure Verification Report and Pay Applications.

Following review, upon motion, duly made by Director Klane, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board approved the District Expenditure Verification Report and approved the Pay Applications therein.

Requisition No. 19 (District No. 2): Mr. Conry reviewed Requisition No. 18 with the District No. 2 Board.

Following review, upon motion, duly made by Director Klane, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 2 Board approved Requisition No. 19 in the amount of $27,672.89.

CAPITAL PROJECTS/ OPERATIONS AND MAINTENANCE MATTERS

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

Beaver's Lodge Community Center: Mr. Conry provided an update to the Boards regarding the Beaver's Lodge Community Center. It was noted that the contract is out for bids, the closing date is March 14, 2025. It is anticipated that the starting date will be mid-May.

OTHER BUSINESS

Mountain States Change Order No. 7: The Boards deferred discussion at this time.

ADJOURNMENT

There being no further business to come before the Boards, upon motion, duly made by Director Ripley, seconded by Director Klane, and upon vote, unanimously carried, the meeting was adjourned at 11:24 a.m.

Respectfully submitted,

By *Robert Cyman*
Secretary for the Meeting