

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD MARCH 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, March 28, 2025, at 11:00 a.m. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/83015456087?pwd=VEFuekdYk1LQ1F1ZWlHbDlBNkYtRQT09> ; Meeting ID 830 1545 6087; Passcode: 708751. The meeting was open to the public.

Directors In Attendance Were:

Blake Johnson
Robert Klane
Brian Ripley

Also In Attendance Were:

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

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

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

Karla Piceno; Allegiant Management 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’ Regular Meeting for the Boards’ review and approval.

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Following discussion, upon motion, duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the Agenda was approved, and the absences of Director Larson and Director Cyman were excused.

Disclosure of Potential Conflicts of Interest: Attorney Johnson 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.

February 28, 2025 Special Meeting Minutes: The Boards considered the minutes of the February 28, 2025 Special Meeting.

Following discussion, upon motion, duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the Boards approved the February 28, 2025 Special Meeting minutes.

PUBLIC COMMENT

There were no public comments at this time.

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 Mar. 31, 2025
General	\$ 15,029.46
Debt	\$ -0-
Capital Projects	\$ 27,672.89
Total	\$ 42,702.35

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

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.

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

Requisition No. 20 (District No. 2): Mr. Conry reviewed Requisition No. 20 with the District No. 2 Board.

Following review, upon motion, duly made by Director Riley, seconded by Director Klane, and upon vote, unanimously carried, the District No. 2 Board approved Requisition No. 20 in the amount of \$103,384.08.

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. Mr. Conry and Ms. Johnson also discussed with the Boards a resident inquiry with respect to storm detention within Tract B, Filing 1 and whether those improvements will be dedicated to the Town. Mr. Conry will work with FRDC and the Town and bring additional information back to the Boards once known.

Beaver's Lodge Community Center: Mr. Conry provided an update to the Boards regarding the Beaver's Lodge Community Center.

OTHER BUSINESS EXECUTIVE SESSION: A motion was made by Director Ripley, seconded by Director Johnson, and upon vote, unanimously carried, for the Boards of Districts 1, 2, and 3 to enter into Executive Session pursuant to Section 24-6-402(4)(b), C.R.S. and 24-6-402(4)(e), C.R.S., for the purpose of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators in connection with Mountain State Snowcats contract matters. At approximately 11:29 a.m. the Boards went into Executive Session.

RETURN TO OPEN PUBLIC MEETING: A motion was made by Director Ripley, seconded by Director Klane, and unanimously approved at approximately 11:50 p.m. to close the Executive Session.

Mountain States Change Order No. 7 (District No. 1): Mr. Conry presented to the District No. 1 Board Change Order No. 7 for Roam Filing 3 Cabins Phase 2.

Following review, upon motion, duly made by Director Riley, seconded by Director Klane, and upon vote, unanimously carried, the District No. 1 Board approved Change Order No. 7 for Roam Filing 3 Cabins Phase 2 in the amount of \$107,517.45.

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Work Order from Peter Van Dusen for Construction Administration

Services: The Board deferred discussion to next meeting.

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 11:58 a.m.

Respectfully submitted,

By Robert Cyman
Secretary for the Meeting