MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD JULY 25, 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, July 25, 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:
Blake Johnson
Robert Cyman
Robert Klane
Brian Ripley

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

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

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

Karla Piceno, Allegiant

Bob Fanch; Fraser River Development Co. LLC

Jenn Armstrong; Homeowner from District No. 2

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

Confirmation of Quorum/Call to Order/Approval of Agenda: Mr. Ruthven confirmed the presence of a quorum.
Mr. Ruthven distributed a proposed Agenda for the Districts' Regular Meeting for the Boards' review and approval.

Following discussion, upon motion, duly made by Director Cyman, seconded by Director Klane, and upon vote, unanimously carried, the Agenda was approved as amended to add approval of Requisitions # 25 and 26 under IV C.

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 Pogue that disclosures of potential conflicts of interest were filed with the Boards and Secretary of State for all Directors. There were no new conflicts.

June 27, 2025 Regular Meeting Minutes: The Boards considered the June 27, 2025 Regular Meeting Minutes.

Following discussion, upon motion, duly made by Director Ripley, seconded by Director Klane, and upon vote, unanimously carried, the Boards approved the June 27, 2025 Regular Meeting Minutes.

PUBLIC COMMENT

Jenn Armstrong asked about the status of tree island landscaping.

LEGAL MATTERS

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

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

President	Blake Johnson
Treasurer	Brian Ripley
Secretary	Robert Cyman
Assistant Secretary	Robert Klane

Amended Technology Accessibility Statement and Adoption of Accessibility Plan: Attorney Johnson reviewed with the Board the Amended Technology Accessibility Statement Resolution and considered adoption of the Accessibility Plan.

Following discussion, upon motion, duly made by Director Ripley, seconded by Director Johnson, and upon vote, unanimously carried, the Boards approved the Amended Technology Accessibility Statement Resolution and Accessibility Plan.

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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 June 30, 2025
General	$ 15,595.42
Debt	$ -0-
Capital Projects	$ 8,491.89
Total	**$ 24,087.31**

Following discussion, upon motion, duly made by Director Ripley, seconded by Director Cyman, 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.

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. 24, 25 & 26 (District No. 2): Mr. Conry reviewed Requisition Nos. 24, 25 and 26 with the District No. 2 Board.

Following review, upon motion, duly made by Director Ripley, seconded by Director Klane, and upon vote, unanimously carried, the District No. 2 Board approved Requisition Nos. 24, 25 and 26.

2024 Audit (District No. 2): The District No. 2 Board reviewed the 2024 Audit.

Following discussion, upon motion, duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 2 Board approved the 2024 Audit.

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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.

Mountain States Snowcats Cabins Phase 2 Settlement Offer and Change Orders: The District No. 1 Board reviewed the Mountain States Snowcats Cabins Phase 2 Settlement Offer and Change Orders 8, 9 and 10.

Following discussion, upon motion, duly made by Director Ripley, seconded by Director Klane, and upon vote, unanimously carried, the District No. 1 Board approved the Mountain States Snowcats Cabins Phase 2 Settlement Offer and Change Orders 8, 9 and 10.

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

PG Arnold-HPM A JV, LLC Change Order: The Boards reviewed the PG Arnold-HPM A JV, LLC Change Order 1.

Following discussion, upon motion, duly made by Director Ripley, seconded by Director Klane, and upon vote, unanimously carried, the Boards approved the PG Arnold-HPM A JV, LLC Change Order 1

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OTHER MATTERS

Private Signage: Attorneys Pogue and Johnson discussed with the Boards the appropriate placement for private signage.

5.25% General Fund Limitation: Attorney Pogue discussed with the Boards the 5.25% general fund property tax limitation. The Boards discussed posing an election question in November to waive the 5.25% limit and also re-approve TABOR authorizations.

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ADJOURNMENT

There being no further business to come before the Boards, upon motion, duly made and, and upon vote, unanimously carried, the meeting was adjourned at 12:07 p.m.

Respectfully submitted,

By Robert Cyman

Secretary for the Meeting