

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 5, 2025

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, September 5, 2025, at 11:00 a.m. This District Board meeting was held via Zoom at: <https://us04web.zoom.us/j/8165813003?pwd=F8hOhba906RaKxwIMb8hCKxlrnMJMK.1>. Meeting ID: 816 581 3003. Passcode: L12Cdr. 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”)

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

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

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.

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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 Ripley, seconded by Director Klane, and upon vote, unanimously carried, the Agenda was approved.

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.

July 25, 2025 Regular Meeting Minutes: The Boards considered the July 25, 2025 Regular Meeting Minutes.

Following discussion, upon motion, duly made by Director Cyman, seconded by Director Ripley, and upon vote, unanimously carried, the Boards approved the July 25, 2025 Regular Meeting Minutes.

PUBLIC COMMENT

Jenn Armstrong asked about the status of tree island landscaping.

LEGAL MATTERS

Resolution Calling a Special Election for November 4, 2025, and Setting the Ballot Title for District No. 1: The District No. 1 Board reviewed the Resolution Calling a Special Election for November 4, 2025, and Setting the Ballot Title for District No. 1.

Following discussion, upon motion, duly made by Director Ripley, seconded by Director Cyman, and upon vote, unanimously carried, the District No. 1 Board adopted the Resolution Calling a Special Election for November 4, 2025, and Setting the Ballot Title for District No. 1.

Resolution Calling a Special Election for November 4, 2025, and Setting the Ballot Title for District No. 3: The District No. 3 Board reviewed the Resolution Calling a Special Election for November 4, 2025, and Setting the Ballot Title for District No. 3.

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Following discussion, upon motion, duly made by Director Ripley, seconded by Director Cyman, and upon vote, unanimously carried, the District No. 3 Board adopted the Resolution Calling a Special Election for November 4, 2025, and Setting the Ballot Title for District No. 3.

5.25% General Fund Limitation and Re-Authorization of TABOR

Authorities: Attorney Johnson discussed with the Board the 5.25% general fund limitation and re-authorization of TABOR voter authorizations.

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 July 31, 2025	Period Ending Aug. 31, 2025
General	\$ 24,284.14	\$ 17,199.08
Debt	\$ -0-	\$ -0-
Capital Projects	\$ 402,264.42	\$ 8,966.89
Total	\$ 426,552.56	\$ 26,165.97

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

Unaudited Financial Statements and Schedule of Cash Position (District No. 2): Mr. Ruthven presented to the District No. 2 Board the unaudited financial statements and schedule of cash position through the period ending June 30, 2025.

Following review, upon motion, duly made by Director Ripley, seconded by Director Klane, and upon vote, unanimously carried, the District No. 2 Board approved the unaudited financial statements and schedule of cash position through the period ending June 30, 2025, 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 Cyman, 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. 27 (District No. 2): Mr. Conry reviewed Requisition No. 27 with the District No. 2 Board.

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Following review, upon motion, duly made by Director Cyman, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 2 Board approved Requisition No. 27 in the amount of \$25,499.72.

**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.

IDES Work Order: The District No. 1 Board reviewed Work Order No. 8 from IDES in the amount of \$125,000.

Following discussion, upon motion, duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board approved Work Order No. 8.

Beavers Lodge Change Orders: The District No. 1 Board reviewed Change Order Nos. 2, 3 and 4 from PG Arnold – HPM A JV, LLC for the Beavers Lodge Community Center.

Following discussion, upon motion, duly made by Director Johnson, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board approved Change Order Nos. 2, 3 and 4.

OTHER MATTERS

None.

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