

**LAKEVIEW METROPOLITAN DISTRICT  
2025 ANNUAL ADMINISTRATIVE MATTERS RESOLUTION**

WHEREAS, the Board of Directors (the “Board”) of Lakeview Metropolitan District (the “District”) is 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 District; and

WHEREAS, the Board desires 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 District; and

WHEREAS, the Board further desires to acknowledge and ratify herein certain actions and outstanding obligations of the District.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF LAKEVIEW METROPOLITAN DISTRICT HEREBY RESOLVES AS FOLLOWS:

1. The Board directs the District Manager to prepare and file either an accurate map of the District’s boundaries, as specified by the Colorado Division of Local Government (the “Division”), or a notice that the District’s boundaries have not changed since the filing of the last map for the District, with the Division, the Larimer County Clerk and Recorder, and the Larimer County Assessor on or before January 1, 2025, as required by Section 32-1-306, C.R.S.

2. Pursuant to Section 24-32-116(3)(b), C.R.S., the Board directs the District Manager 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 District; (ii) the principal address and mailing address of the District; (iii) the name of the District’s agent; and (iv) the mailing address of the District’s agent.

3. The Board directs the District Manager to prepare, no more than sixty (60) days prior to and not later than January 15, 2025, the District’s annual transparency notice containing the information set forth in Section 32-1-809(1), C.R.S., and to provide such notice to the eligible electors of the District in one of the manners set forth in Section 32-1-809(2), C.R.S. In addition, the District Manager is directed to file a copy of the notice with the Larimer County Board of County Commissioners, the Larimer County Assessor, the Larimer County Treasurer, the Larimer County Clerk and Recorder’s Office, and the Division as set forth in Section 32-1-104(2), C.R.S. A copy of the notice shall be made available for public inspection at the principal business office of the District.

4. The Board directs the District’s accountant to (i) submit a proposed 2026 budget for the District to the Board by October 15, 2025; (ii) schedule a public hearing on the proposed budget; (iii) prepare a final budget appropriating moneys and fixing the rate of any mill levy; (iv) prepare a budget resolution, including certification of mill levies and amendments to the budget if necessary; (v) certify the mill levy to Larimer County on or before December 15, 2025; and (vi) to file the approved budget 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. The Board directs legal counsel to prepare the special district public disclosure statement in accordance with Section 32-1-104.8(2), C.R.S. and record the statement with the Larimer County Clerk and Recorder at any such time as a decree or order of inclusion of real property into the District's boundaries is recorded.

6. The Board directs legal counsel to notify the Larimer County Board of County Commissioners of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan attached to the District's Service Plan, as required by Section 32-1-202(2)(b), C.R.S.

7. For any nonrated public securities issued by the District, the Board directs the District's accountant to prepare and file with the Division on or before March 1, 2025 an annual information report with respect to any of the District's nonrated public securities which are outstanding as of the end of the District's fiscal year in accordance with Section 11-58-105, C.R.S.

8. The Board hereby directs the District's accountant to prepare and file an application for exemption from audit for the District with the State Auditor by March 31, 2025, as required by Section 29-1-604, C.R.S.; or, if required by Section 29-1-603, C.R.S., the Board authorizes that an audit of the District's financial statements be prepared and submitted to the Board before June 30, 2025 and filed with the State Auditor by July 31, 2025. In addition, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, the District's accountant shall cause to be submitted to the Larimer County Board of County Commissioners, the District's audit report and/or copies of the application for exemption from audit in accordance with Section 29-1-606(7), C.R.S.

9. If the District holds property presumed abandoned and subject to custody as unclaimed property pursuant to the Unclaimed Property Act (§§38-13-101 *et seq.*, C.R.S.), the Board directs legal counsel to prepare an unclaimed property report that covers the twelve months preceding July 1, 2025 and submit the report to the Colorado State Treasurer by November 1, 2025, in accordance with Section 38-13-401 *et seq.*, C.R.S.

10. The Board directs legal counsel to oversee the preparation of any continuing annual disclosure report required to be filed pursuant to a continuing disclosure agreement, in accordance with the Securities Exchange Commission Rule 15c2-12 and pursuant to any authorizing resolution, indenture, pledge agreement, loan document, and/or any other document related to the issuance of any general or special obligation bonds, revenue bonds, loans from financial institutions or other multiple fiscal year obligations by the District and any refundings thereof.

11. The Board directs the District's accountant to cause the preparation of the annual public securities report for nonrated public securities issued by the District and to file the report

with the Division within sixty (60) days of the close of the fiscal year, as required by Sections 11-58-101 *et seq.*, C.R.S.

12. The Board designates the Secretary of the District 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 offices of Icenogle Seaver Pogue, P.C. and Pinnacle Consulting Group, Inc.

13. The Board directs 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.

14. The Board directs 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 District, or in the vicinity of the District if none is circulated within the District including, but not limited to, *The Loveland Reporter Herald*.

15. The Board determines that each director shall not receive compensation for services as directors in accordance with Section 32-1-902(3)(a)(II), C.R.S.

16. The Board hereby determines that each member of the Board shall execute an Affidavit of Qualification of Director at such time the member is either elected or appointed to the Board. Such forms shall be retained in the District’s files. Section 32-1-103(5), C.R.S. and Section 24-12-101, C.R.S. sets forth the qualifications required. Pursuant to Section 32-1-901, C.R.S., the Board directs legal counsel to prepare, administer and file an oath of office and a certificate of appointment, if applicable, and procure either crime insurance or a surety bond for each Director, and to file copies of each with the Larimer County Clerk and Recorder, Clerk of the Court and with the Division.

17. The Board extends the current indemnification resolution, adopted by the Board on October 30, 2023, to allow the resolution to continue in effect as written.

18. Pursuant to Section 32-1-1101.5, C.R.S., the Board directs legal counsel to certify the results of special district ballot issue elections to incur general obligation indebtedness by certified mail to the Larimer County Board of County Commissioners 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 District authorizes or incurs a general obligation debt, the Board authorizes legal counsel to record notice of such action and a description of such debt, in a form prescribed by the Division, in the Larimer 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 District incurs general obligation debt, the Board directs legal counsel to submit a copy of the recorded notice to the Larimer County Board of County Commissioners within thirty (30) days after incurring the debt in accordance with Section 32-1-1101.5(1), C.R.S.

19. If requested, the Board directs legal counsel to prepare and file an application for a quinquennial finding of reasonable diligence with the Larimer County Board of County Commissioners in accordance with Section 32-1-1101.5(1.5)&(2), C.R.S.

20. The Board directs legal counsel to prepare and file the special district annual report in accordance with the District's Service Plan and Section 32-1-207(3)(c), C.R.S.

21. The Board has determined that legal counsel will file conflicts of interest disclosures provided by board members with the Colorado Secretary of State seventy-two (72) hours prior to each meeting of the Board, 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.

22. The District is currently a member of the Special District Association ("SDA") and is insured through the Colorado Special Districts Property and Liability Pool. The Board directs the District Manager to pay the annual SDA membership dues and insurance premiums in a timely manner. The Board and District's staff will biannually review all insurance policies and coverage in effect to determine appropriate insurance coverage is maintained.

23. The Board has reviewed the minutes from the February 17, 2023 through December 18, 2023 meetings of the Board, which minutes are attached hereto as **Exhibit A**. The Board, being fully advised of the premises, hereby ratifies and affirms each and every action of the Board taken at said meetings. Furthermore, the Board designates the District Manager or his/her designee as the recording Secretary of the Board's meetings.

24. Pursuant to Section 24-6-402(2)(d.5)(II)(E), C.R.S., the Board hereby declares 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 Board further directs 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 (90<sup>th</sup>) day after the date of the executive session.

25. Pursuant to Section 32-1-104.5(3)(a), C.R.S., The Board hereby designates the District's public website, <https://www.lakeviewmd.specialdistrict.org> as the twenty-four (24) hour posting location for all meeting notices. The Board directs District management to maintain and update the official website of the District in compliance with Section 32-1-104.5(3)(a), C.R.S. and the Accessibility Rules in accordance with direction and guidance provided by the Colorado Office of Information Technology.

26. Pursuant to Section 32-1-904, C.R.S., the Board determined that the office of the District shall be at Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd, Loveland, Colorado.

27. The District hereby acknowledges, agrees and declares that the District's policy for the deposit of public funds shall be made in accordance with the Public Deposit Protection Act (Sections 11-10.5-101 *et seq.*, C.R.S.). As provided therein, the District's 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 District hereby designates the District’s accountant as its official custodian over public deposits.

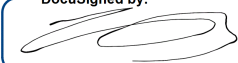
28. The Board hereby authorizes the District’s President or District Manager to execute, on behalf of the District, any and all easement agreements pursuant to which the District is accepting or acquiring easements in favor of the District.

29. 28. Unless otherwise authorized by the Board at a duly held meeting, the Board hereby authorizes the Board President of the District or the District Manager to approve any Task Orders, Work Orders, and Change Orders (individually, the “Order”, collectively, the “Orders”) for any District construction contract and service agreement (the “Contract”), provided, that any Order resulting in an increase in the Contract price to be paid by the District is within the District approved budget. Any Orders approved by the Board President or District Manager will be ratified by the District’s Board at a subsequent meeting of the Board.

*(Signature Page Follows.)*

ADOPTED AND APPROVED THIS 30<sup>th</sup> DAY OF OCTOBER, 2024.

LAKEVIEW METROPOLITAN DISTRICT

DocuSigned by:  
  
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By: Curt Burgener, President

**EXHIBIT A**

Minutes from the  
February 17, 2023  
Through December 18, 2023  
Meetings of the Board

## RECORD OF PROCEEDINGS

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### MINUTES OF THE SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF LAKEVIEW METROPOLITAN DISTRICT

HELD  
February 17, 2023

The Boards of Directors of the Lakeview Metropolitan District held a special meeting, open to the public, via MS Teams at 12:30 p.m. on Friday, February 17, 2023.

ATTENDANCE:

Directors in Attendance:

Jeffrey Brines, President  
Tammy Percy, Secretary/Treasurer  
Curt Burgener, Assistant Secretary/Treasurer  
Robert Eck, Assistant Secretary/Treasurer  
Charlie Eck, Assistant Secretary/Treasurer

Also in Attendance Were:

Dianne Miller, Rhonda Bilek, and Sonja Steele; Miller Law pllc.  
Sarah Bromley, Shannon McEvoy, Jordan Wood, Teresa Adler, and  
Marie Barrington; Pinnacle Consulting Group, Inc.

CALL TO ORDER

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The meeting was called to order at 12:35 p.m. by Ms. Bromley, noting that a quorum was present. The Directors in attendance confirmed their qualifications to serve.

CONFLICT OF  
INTEREST DISCLOSURE

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Ms. Miller stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's Office, disclosing potential conflicts as Directors Brines, Burgener and Percy are employees of Interstate Land Holdings, LLC and Directors Eck and Eck are employees of Land Asset Strategies, which are associated with the primary landowners and developer within the Districts. Ms. Miller advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.



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### ADMINISTRATIVE ITEMS

Consider Annual Administrative Resolution: Ms. Miller presented the Annual Administrative Resolution with the Board and answered questions. Following review and discussion and upon motion duly made by Director Brines, seconded by Director Eck and, upon vote it was unanimously carried it was

**RESOLVED** to approve the Annual Administrative Resolution with additions to include a preferred location for posting notices which was determined to be located at the Southwest corner of the intersection of Lake Shore Drive and North Boyd Lake Avenue; to include a meeting schedule as discussed; and to elect the following officers for the District:

Jeffrey Brines, President  
Tammy Percy, Secretary/Treasurer  
Curt Burgener, Assistant Secretary/Treasurer  
Robert Eck, Assistant Secretary/Treasurer  
Charlie Eck, Assistant Secretary/Treasurer

Consider 2023 Compliance Resolution: Ms. Miller presented the 2023 Compliance Resolution with the Board and answered questions. Following review and discussion and upon motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to approve the 2023 Compliance Resolution with additions to include a polling place located at the offices of Pinnacle Consulting Group, Inc. 550 W. Eisenhower Blvd Loveland, Colorado 80537.

Consider Indemnification Resolutions: Ms. Miller presented the Indemnification Resolution with the Board and answered questions. Following review and discussion and upon motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to approve the Indemnification Resolution as presented.

Directors'/Treasurer's Surety Bonds: Ms. Miller discussed with the Board the status of the Surety Bonds and answered questions. Following review and discussion and upon a motion duly made by

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Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to permit Ms. Miller to proceed with Surety Bonds pending current status.

### FINANCIAL ITEMS

FEIN, PDPA, Checking Account Information: Ms. Miller discussed with the Board the importance of obtaining these items and answered questions. Miller Law pllc to formally request historical accounting and District information from prior District Directors.

2020-2022 General Ledgers: Ms. Miller and Ms. Adler discussed with the Board the request to obtain the financial history of the District and answered questions.

Advisement of Audit: Ms. Miller and Ms. Adler advised the Board of no record of audit or audit exemptions filed with the county or state since 2021 and reported the deadline for filing for 2022 is March, 31, 2023. Ms. Miller and Ms. Adler answered questions. When the District's historical information is received Ms. Adler will complete the 2021 and 2022 audit exemptions for board signature and filing with the State.

### INSURANCE MATTERS

SDA and Colorado Special Districts Property and Liability Pool: Ms. Bromley discussed obtaining District insurance coverage through the Colorado Special Districts Property and Liability Pool with the Boards and answered questions. Following review and discussion and upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to permit Pinnacle Consulting Group, Inc. to enroll the District in the Special District Association and receive insurance through the Colorado Special Districts Property and Liability Pool as presented.

Consider Approval of Resolutions Waiving Workers' Compensation Insurance for 2023: Ms. Bromley discussed with the Board waiving workers' compensation insurance for 2023 and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

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**RESOLVED** to approve the Resolutions Waiving Workers' Compensation Insurance for 2023 as presented.

### APPOINTMENT OF CONSULTANTS

Miller Law Engagement Letter: Ms. Miller presented the Miller Law Engagement Letter to the Board and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to engage with Miller Law [pllc](#) as presented.

Ratify Agreement for Management and Accounting Services with Pinnacle Consulting Group (PCGI): Ms. Bromley discussed with the Board the Agreement for Management and Accounting Services with Pinnacle Consulting Group, Inc. and answered questions. Following review and discussion and upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to ratify the Agreement for Management and Accounting Services with Pinnacle Consulting Group, Inc. as presented.

Engineering Services: Ms. Miller discussed with the Board the need of engineering services in the future. Director Eck requested holding off on engineering services for 2023.

### LEGAL MATTERS

Consider CORA Policy Resolution for the District: Ms. Miller presented the CORA Policy for the District with the Board and answered questions. Following review and discussion and upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to approve the CORA Policy Resolution for the District noting Pinnacle Consulting Group Inc. as the custodian for records.

Consider Approval of Resolution Regarding Electronic Records Retention Policy for the District: Ms. Miller presented the Resolution Regarding Electronic Records Retention Policy for the District to the Board and answered questions. Following review and discussion upon a motion duly made Director Brines, seconded by Director Percy and, upon vote unanimously carried it was

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**RESOLVED** to adopt the Resolution Regarding Electronic Records Retention Policy for the District with additions to include Pinnacle Consulting Group Inc.

Adoption of District Seal: Ms. Miller discussed with the Board the adoption of the District Seal and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to adopt the District Seal and have Pinnacle Consulting Group Inc. create the adopted District Seal.

### BUDGET HEARING

2023 Budget Hearing: Ms. Bromley opened the 2023 Budget Hearing for Lakeview Metropolitan District. No written objections or public comments were received prior to the public hearing. Ms. Adler reviewed the budget and answered questions. The Boards reviewed the 2023 budgets, which detailed estimated revenues and expenditures.

Mill levy is 0.000 mills.  
General Fund Expenditures: \$49,700

There being no public input, the public hearing portion of the budget was closed. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to adopt the 2023 Budget without mill levy and Appropriate 2023 Expenditures as presented.

### DISTRICT AGREEMENTS & CONTRACTS

Consider Approval of Advance and Reimbursement Agreement (Operations) with Developer: Ms. Miller presented the Advance and Reimbursement Agreement (Operations) with Developer and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to approve the Advance and Reimbursement Agreement (Operations) with Developer as presented.

Consider Approval of Infrastructure Acquisition Agreement with Developer: Ms. Miller presented the Infrastructure Acquisition

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Agreement with the Board and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote it was unanimously carried it was

**RESOLVED** to approve the Infrastructure Acquisition Agreement as presented.

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Terminate all prior contracts of the District: Ms. Miller discussed with the Board the potential for ongoing contracts with the District and answered questions. Following review and discussion upon a motion duly made by Director Brines, seconded by Director Percy and, upon vote unanimously carried it was

**RESOLVED** to discontinue any previous contracts of the District.

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### DIRECTOR MATTERS

Discussion re Service Plan Amendment: The Board discussed amending the current service plan in place for the District.

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### OTHER MATTERS

Manager's Report: Ms. Bromley presented the Manager's Report to the Board and answered questions.

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### ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned 1:58 p.m.

Respectfully submitted,

Tiffany Skoglund  
For: Jordan Wood  
Recording Secretary for the Meeting

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### MINUTES OF THE REGULAR MEETING OF LAKEVIEW METROPOLITAN DISTRICT

HELD  
October 24, 2023

The Regular Meeting of Lakeview Metropolitan District was held via MS Teams and Teleconference on Tuesday, October 24, 2023, at 1:00 p.m.

#### ATTENDANCE

##### Directors in Attendance:

Jeffrey Brines, President & Chairperson  
Curt Burgner, Assistant Secretary  
Tammy Percy, Secretary & Treasurer  
Bob Eck, Assistant Secretary  
Charles Eck, Assistant Secretary

##### Also in Attendance:

Dianne Miller; Miller Law Plc.  
Shannon McEvoy, Tiffany Skoglund, Kieyesia Conaway, Tracie Kaminski, Wendy McFarland, and Doug Campbell; Pinnacle Consulting Group, Inc.

#### ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Boards of Directors (collectively, the “Boards”) of the Lakeview Metropolitan District (collectively, the “District”) was called to order by Ms. Skoglund at 1:03 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Ms. Skoglund noted that a quorum was present, with five out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Boards. Ms. Skoglund stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s Office, disclosing potential conflicts as Directors Brines, Burgener and Percy are employees of Interstate Land Holdings, LLC and Directors Eck and Eck are employees of Land Asset Strategies, which are associated with the primary landowners and developer within the District. The Board was advised pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the

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members present was necessary to obtain a quorum or otherwise enable the Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Eck, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

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### CONSENT AGENDA

Ms. Skoglund reviewed the items on the consent agenda with the Boards. Ms. Skoglund advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Brines, Seconded by Director Percy, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Approval of Minutes – February 17, 2023, Regular Meeting.
  - B. Payment of Claims.
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### DISTRICT MANAGER ITEMS

District Manager's Report: Ms. Skoglund presented the District Manager's Report to the Board and answered questions.

Pinnacle Consulting Group, Inc. Addendum: Ms. Skoglund presented the Pinnacle Consulting Group, Inc. Addendum to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Brines, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Pinnacle Consulting Group, Inc. Addendum, as presented.

2024 Master Service Agreements with Operations and Maintenance Service Contractors: Ms. Skoglund presented the 2024 Master Service Agreements with Operations and Maintenance Service Contractors to the Boards and answered questions.

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Following review and discussion, upon a motion duly made by Director Brines, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2024 Master Service Agreements with Operations and Maintenance Service Contractors within the Approved 2024 Budget, as presented.

Authorization of District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget: Ms. Skoglund requested the Boards consider delegating authority to the District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget. Following review and discussion, upon a motion duly made by Director Brines, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to authorize the District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 budget, as presented.

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### FINANCIAL ITEMS

Unaudited Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending June 30, 2023, with the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Brines, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending June 30, 2023, as presented.

2021 and 2022 Audit Exemptions for District Ms. Kaminski presented the 2021 and 2022 Applications for Exemption from Financial Audit for District to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Brines, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the 2021 and 2022 Applications for Exemption from Financial Audit for as presented.

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### 2023 AMENDED BUDGET HEARING

Director Brines opened the 2023 Amended Budget Hearing for Lakeview Metropolitan District –Ms. Skoglund reported that notice of the budget hearing was published on October 11, 2023, in the Loveland Reporter



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Harold, in accordance with state budget law. There being no public input, the public portion of the budget hearing was closed. Ms. Kaminski reviewed the amended budgets in detail and answered questions. The budgets for the District are as follows:

District No. 1  
General Fund: \$77,687

Following review and discussion, upon a motion duly made by Director Brines, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolutions to Adopt the 2023 Amended Budgets and appropriate funds for Lakeview Metropolitan District and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budgets.

2024  
BUDGET HEARING

Director Brines opened the 2024 Budget Hearing for Lakeview Metropolitan District. Ms. Skoglund reported that notice of the budget hearing was published on October 11, 2023, in the Loveland Reporter-Harold, in accordance with state budget law. Ms. Kaminski reviewed the mill levies, estimated revenues, and expenditures in detail and answered questions. The budget for the District are as follows:

Mill Levy: 62.365 mills  
General Fund: \$89,456

There being no public input, the public portion of the budget hearing was closed. After further review and discussion, upon a motion duly made by Director Brines, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolutions to Adopt the 2024 Budgets for Lakeview Metropolitan District, set the mill levies, and appropriate budgeted funds upon final certification of values being received by the County of Larimer of County on or before December 15, 2023, and approve all other documents related to the 2024 budget. The District Manager is authorized to make minor modifications that may be necessary following receipt of final assessed values.

The Board held a public hearing on the question of exceeding the mill levy limitation proposed by Proposition HH. Notice of the hearing was provided on the District's website and publication notice was made in

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the Reporter Herold. No members of the public appeared to give testimony, nor did any property owners within the boundaries of the district appear, and neither the District Manager nor Legal Counsel received any correspondence from the public or property owners regarding the intent to exceed the mill levy. The Board resolved to impose a mill levy of 62.365, which is in excess of the mill levy that will be authorized in the event Proposition HH is approved by the voters at the November 7, 2023 election.

LEGAL ITEMS

Approval of 2024 Annual Administrative Resolution: Ms. Miller presented the 2024 Annual Administrative Resolution to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Brines, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2024 Annual Administrative Resolution.

Approval of 2024 Workers’ Compensation Resolution: Ms. Miller Presented the 2024 Workers’ Compensation Resolution to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Brines, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2024 Workers’ Compensation Resolution.

DIRECTOR  
MATTERS

There were no Director Matters to come before the Boards.

OTHER  
MATTERS

There were no Other Matters to come before the Boards.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Brines, seconded by Director Percy, and upon unanimous vote, the meeting was adjourned at 1:31 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

## RECORD OF PROCEEDINGS

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*Andrew Kunkel* for Kieyesia Conaway  
Kieyesia Conaway, Recording Secretary for the Meeting

## RECORD OF PROCEEDINGS

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### MINUTES OF THE SPECIAL MEETING OF LAKEVIEW METROPOLITAN DISTRICT

HELD  
December 18, 2023

The Special Meeting of Lakeview Metropolitan District was held via MS Teams on Monday,  
December 18, 2023, at 11:30 a.m.

#### ATTENDANCE

##### Directors in Attendance:

Jeffrey Brines, President & Chairperson  
Curt Burgner, Assistant Secretary  
Tammy Percy, Secretary & Treasurer  
Bob Eck, Assistant Secretary  
Charles Eck, Assistant Secretary

##### Also in Attendance:

Dianne Miller; Miller Law Plc.  
Tiffany Skoglund and Jenna Pettit; Pinnacle Consulting Group, Inc.

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#### ADMINISTRATIVE ITEMS

Call to Order: The Special Meeting of the Boards of Directors (collectively, the “Boards”) of the Lakeview Metropolitan District (collectively, the “District”) was called to order by Ms. Skoglund at 11:33 a.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Ms. Skoglund noted that a quorum was present, with five out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Boards. Ms. Skoglund stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s Office, disclosing potential conflicts as Directors Brines, Burgener and Percy are employees of Interstate Land Holdings, LLC and Directors Eck and Eck are employees of Land Asset Strategies, which are associated with the primary landowners and developer within the District. The Board was advised pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the

## RECORD OF PROCEEDINGS

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members present was necessary to obtain a quorum or otherwise enable the Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Burgner, seconded by Director Percy, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

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LEGAL ITEMS

Public Hearing to Consider and Approval Petition for Exclusion of Real Estate Property from District: Ms. Miller opened the Public Hearing to Consider and Approval Petition for Exclusion of Real Estate Property from District to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Eck, seconded by Director Brines, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Petition for Exclusion of Real Estate Property from District

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DIRECTOR MATTERS

There were no Director Matters to come before the Boards.

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OTHER MATTERS

There were no Other Matters to come before the Boards.

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ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Eck, seconded by Director Percy, and upon unanimous vote, the meeting was adjourned at 11:39 a.m.

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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

*Andrew Kunkel* for Jenna Pettit  
Jenna Pettit, Recording Secretary for the Meeting