

RECORD OF PROCEEDINGS

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 Pllc.
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.

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.

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.

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,

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