

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE LAKE BLUFF METROPOLITAN DISTRICT NO. 1 HELD DECEMBER 19, 2023

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the Lake Bluff Metropolitan District No. 1 (referred to hereafter as the "District") was convened on Tuesday, the 19th day of December, 2023, at 2:00 p.m. The District Board meeting was held, and properly noticed to be held, via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Michael Sandene
Andrew R. Klein
Jason Pock
Clayton Greene

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

Megan Becher, Esq. and Kate Olson, Esq.; McGeady Becher P.C.

Joy Tatton; Simmons & Wheeler, P.C.

Randy Ficklin; Silverbluff Companies, Inc.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board declared a quorum and noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Mr. Solin requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Olson noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the statutes.

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed the Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Pock, seconded by Director Sandene and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

RECORD OF PROCEEDINGS

Location of Meeting and Posting of Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director Pock, seconded by Director Sandene and, upon vote, unanimously carried, the Board determined to conduct this meeting via conference / video call and encouraged public participation via conference / video call. The Board noted that notice of this meeting and conference / video call participation information was duly posted and that it had not received any objections to the format of the meeting or any requests that the meeting format be changed by taxpaying electors within the District's boundaries.

Meeting Minutes: The Board reviewed the Minutes from the November 21, 2023 Regular Meeting and Statutory Annual Meeting.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved the Minutes from the November 21, 2023 Regular Meeting and Statutory Annual Meeting.

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

Claims: The Board reviewed the payment of claims for the period ending November 30, 2023 in the amount of \$1,309,987.53.

Following review, upon motion duly made by Director Sandene, seconded by Director Greene and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period ending November 30, 2023 in the amount of \$1,309,987.53.

Unaudited Financial Statements: There were no financial statements at this time.

Acceptance of, and Reimbursement for, Verified District-Eligible Costs: Mr. Solin discussed with the Board the acceptance of, and reimbursement for, Verified District-Eligible Costs.

Acceptance of Engineer's Report and Certification #27 prepared by Ranger Engineering, LLC ("Ranger"): The Board reviewed Engineer's Report and Certification #27, dated December 14, 2023, prepared by Ranger, in the amount of \$952,577.06.

Following review, upon motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved Engineer's Report and

RECORD OF PROCEEDINGS

Certification #27, dated December 14, 2023, prepared by Ranger, in the amount of \$952,577.06.

Requisition of Funds pursuant to Lake Bluff Metropolitan District No. 2's ("District No. 2") 2021⁽³⁾ Bonds ("Requisition No. 27"): The Board discussed District No. 2's authorization and approval of Requisition No. 27.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board acknowledged District No. 2's authorization and approval of Requisition No. 27.

LEGAL MATTERS

Inclusions under Inclusion Agreement: There were no updates at this time.

Reimbursement Agreement for Phase 1 Mass Grading Project: There were no updates at this time.

Raw Water Credits by the District to the City of Greeley: There were no updates at this time.

CAPITAL PROJECTS

Lake Bluff Subdivision Phase 1A Site Development Project: There were no updates at this time.

Phase 1 Mass Grading Project: There were no updates at this time.

OTHER BUSINESS

There was no other business to discuss at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Klein, seconded by Director Sandene and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: 

Secretary for the Meeting