

# RECORD OF PROCEEDINGS

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## MINUTES OF THE ANNUAL MEETING OF ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1-4

HELD  
October 8, 2024

The Annual Meeting of St. Vrain Lakes Metropolitan District Nos. 1-4 was held via Zoom and Teleconference on Tuesday, October 8, 2024, at 6:30 p.m.

### ATTENDANCE

#### Directors in Attendance for District No. 2:

Dallas Becker  
Raymond Byrd

#### Directors Absent, but Excused for District No. 2:

Dr. Angelic Cole  
Steven Galbraith  
Britton Weimer

#### Directors in Attendance for District Nos. 1, 3, & 4:

Christopher Bremner  
Lyndsey Paavilainen  
Neil Simpson  
Anastasia Urban

#### Also in Attendance:

Matt Gray; White Bear Ankele Tanaka & Waldron, P.C.  
Kevin Mitts, Tracie Kaminski, Logan Powell, Stanley Holder, and  
Andrew Kunkel; Pinnacle Consulting Group, Inc.  
Heather Coonts, Kathryn Rorer and Aulia Steinbis; The Management  
Trust  
Several Members of the Public.

### ADMINISTRATIVE ITEMS

Call to Order: The Annual Meeting of the Boards of Directors (collectively, the “Boards”) of the St. Vrain Lakes Metropolitan District Nos. 1-4 (collectively, the “District”) was called to order by Mr. Mitts at 6:33 p.m.

### ANNUAL MEETING REQUIREMENTS

Presentation regarding the status of Public Infrastructure Projects within the District: Mr. Holder presented the status of Public Infrastructure Projects within the Districts.

Review of Unaudited Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending August 31, 2024.

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Presentation regarding the status of Outstanding Bonds: Ms. Kaminski presented the status of Outstanding Bonds.

Open Floor for Questions: Mr. Mitts opened the floor to the public for questions. No public comments or questions were received.

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### COMMUNITY MANAGEMENT

The Management Trust: Ms. Coonts presented the Community Management Report to the Boards and the Public. Director Urban thanked Ms. Coonts for the successful implementation of the District's no lifeguard policy at the pool.

Open Floor for Questions: Mr. Mitts opened the floor to the public for questions.

David Thompson requested an update regarding gym equipment maintenance and Ms. Coonts responded. Director Simpson inquired into payments to the gym equipment maintenance vendor and Ms. Coonts and Ms. Kaminski responded. David Thompson noted invasive weeds in the Filing 3 Greenbelt and Mr. Powell responded.

Carla Fairchilds commented regarding janitorial services at the gym and thanked Mr. Mitts for his communication and attentiveness to community management matters. Carla Fairchilds inquired regarding The Management Trusts responsibilities, commented regarding neighborhood inspections for mowing and weed control and Ms. Coonts responded noting needed updates to enforcement letters. Carla Fairchilds requested the implementation of shade coverage at the playground and Director Becker and Ms. Coonts responded.

Jill Padilla noted traffic concerns resulting from an ongoing City of Firestone project.

Joan Gibson noted difficulties with the District's website and Mr. Mitts responded. Joan Gibson requested clarification regarding the ARC review process and Ms. Coonts responded.

Lee Johnson-Hesson inquired regarding repairs to monument entryway signage and Mr. Powell responded.

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### ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Becker, seconded by Director Simpson and, upon unanimous vote, the meeting was adjourned at 7:33 p.m.

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

Respectfully submitted,

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Andrew Kunkel, Recording Secretary for the Meeting

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