

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF LOVELAND MIDTOWN METROPOLITAN DISTRICT HELD April 7, 2022

The Board of Directors (collectively, “Board”) of the Loveland Midtown Metropolitan District, (“District”) held a special meeting, open to the public, via Zoom/Telephone conference; at 4:00 p.m. on Thursday, April 7, 2022. Notice of the meeting was duly posted on the District’s website at <http://www.lovelandmidtownmetrodistrict.com>.

ATTENDANCE

Directors in Attendance:

Blaine Rappe, President
Eric Holsapple, Vice President
Chris Johnston, Assistant Secretary/Treasurer
Jeff Mere, Director

Directors Absent but Excused:

Nathan Klein, Secretary/Treasurer

Also in Attendance:

Deborah Early, Esq.; Icenogle Seaver Pogue, P.C.
Molly Janzen, Andrew Kunkel, Shannon Metcalf, Dillon Gamber, Wendy McFarland, and Doug Campbell; Pinnacle Consulting Group, Inc.

CALL TO ORDER

The meeting was called to order at 4:02 p.m. by Director Rappe, noting that a quorum was present. The directors in attendance confirmed their qualifications to serve.

CONFLICTS OF INTEREST DISCLOSURE

Ms. Early noted that conflicts of interest for all Board Members were filed with the Office of the Colorado Secretary of State. Ms. Early advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board 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 Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

APPROVAL OF AGENDA

The Board considered the agenda. Upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

RECORD OF PROCEEDINGS

APPROVAL OF MINUTES

The Board reviewed the minutes of the September 22, 2021 special meeting. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the September 22, 2021 special meeting, as presented.

PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no comments made by members of the public.

FINANCIAL MATTERS

Payment of Claims: Ms. Janzen reviewed with the Board the payment of claims for the period September 16, 2021 through March 30, 2022, in the amount \$154,222.53. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to ratify the payment of claims for period ending March 30, 2022, in the amount of \$154,222.53, as presented.

Financial Report: Ms. Janzen reviewed with the Board the unaudited Financial Statements for the period ended June 30, 2021 and December 31, 2021. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ended June 30, 2021 and December 31, 2021, as presented.

Ratification of 2021 Audit Exemptions: Ms. Janzen requested ratification of the 2021 Application for Exemption from Financial Audit. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to ratify the 2021 Application for Exemption from Financial Audit.

Refunding of Bonds: Ms. Janzen discussed the Refunding of Bonds with the Board and answered questions.

RECORD OF PROCEEDINGS

MANAGEMENT MATTERS

Manager's Report: Mr. Kunkel presented the Manager's Report to the Boards.

Covenant Enforcement Discussion: Ms. Early commented there are still active covenant violations at 1903 Sagittarius Drive and the violations on the property are ongoing. The board requested that a detailed list of violations be drafted for 1903 Sagittarius for the next meeting to discuss next steps.

2022 Operations Plan: Mr. Gamber presented the 2022 Operations Plan to the Board and answered questions.

Master Service Agreement with Affordable Pest Control: Mr. Gamber presented a Master Service Agreement with Affordable Pest Control to the Board. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the Master Service Agreement with Affordable Pest Control for 2022 Pest Control Services.

Ratification of Contract Modifications: Mr. Gamber presented the 2022 Contract Modifications Report to the Board and answered questions. Following review and discussion, upon motion duly made by Director Johnston, seconded by Director Holsapple, and upon vote, unanimously carried, it was

RESOLVED to approve the 2022 Contract Modifications Report as presented.

LEGAL MATTERS

May 2022 Regular Election: Ms. Early provided an update on the upcoming election.

DIRECTOR'S ITEMS

There were no Director's Items presented to the Board for consideration.

OTHER BUSINESS

There was no Other Business items presented to the Board for consideration.

ADJOURNMENT

Upon a motion by Director Holsapple, seconded by Director Johnston, and upon unanimous vote, the meeting was adjourned at 4:46 p.m.

Respectfully submitted,



Shannon Metcalf,
Secretary for the Meeting