

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STONE CREEK METROPOLITAN DISTRICT (THE “DISTRICT”) HELD SEPTEMBER 6, 2022

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the District was convened on Tuesday, the 6th day of September, 2022, at 9:30 a.m. The District Board meeting was held via Zoom video / telephone conference. The meeting was open to the public.

Directors In Attendance Were:

Mauricio Barbera
Ashley Racich
Stacey Jenkins
Amanda Roper

Following discussion, upon motion duly made by Director Barbera, seconded by Director Jenkins and, upon vote, unanimously carried, the absence of Director Klymkow was excused.

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. (“SDMS”)

Elisabeth A. Cortese, Esq. and Suzanne Meintzer, Esq.; McGeady Becher P.C.

Michael Sanders; Choke Cherry Investors, LLC (“CCI”)

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: Attorney Cortese discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The Board noted that disclosures of potential conflict of interest statements for Directors Barbera and Klymkow were filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Cortese then explained the statutory requirements to the Board members and requested that they consider whether they had any conflicts of interest to disclose. Attorney Cortese 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.

Quorum/Confirmation of Meeting Location/Posting of Notice: Ms. Ripko confirmed

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the presence of a quorum.

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. It was noted that the District Board meeting was held by Zoom video / telephone conference. The Board further noted that notice providing the date, time and means of hosting the meeting was duly posted and that they have not received any objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Agenda: Ms. Ripko distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Barbera, seconded by Director Jenkins and, upon vote, unanimously carried, the Agenda for the District's Special Meeting was approved.

OPERATIONS AND MAINTENANCE **Temporary Certificate of Occupancy for Clubhouse:** The Board discussed the status of the final inspections for the clubhouse and pool and expressed concern regarding the lack of information/responsiveness from CCI. The Board requested that CCI provide inspection tickets to the Board so that Board members can track checklist items for completion on the pool, clubhouse and landscaping required for issuance of the permanent Certificate of Occupancy.

PUBLIC COMMENT There was no public comment.

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

Respectfully submitted,

By Amanda Roper
Assistant Secretary