

**RECORD OF PROCEEDINGS**

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**MINUTES OF THE SPECIAL MEETING OF  
ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT  
HELD  
SEPTEMBER 11, 2023**

A Special Meeting of the Board of Directors (“Board”) of the Alpine Mountain Ranch Metropolitan District was held on September 11, 2023 at 10:00 a.m. at 33105 Meadow Creek Drive, Steamboat Springs, Colorado. The meeting was also held via Zoom.

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ATTENDANCE

Directors in Attendance Were:

Andrew P. Daly  
Suzanne L. Schlicht  
Robert H. Dapper, Jr.  
Steven Speer

Also in Attendance:

Leslie Monroe of Accounting Associates, LLC  
Audrey Williams, Alpine Mountain Ranch  
Cathy Hamilton of Simmons & Wheeler, via Zoom  
Rich Goudis, resident  
Micki L. Mills of Cockrel Ela Glesne Greher & Ruhland, P.C., via Zoom

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NOTICE

It was noted that Notice of the meeting had been properly posted at least twenty-four (24) hours prior to the meeting at the designated posting location.

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DISCLOSURES OF  
POTENTIAL CONFLICT  
OF INTEREST

It was noted that conflict of interest statements had been received from Directors Daly, Schlicht and Dapper, and filed with the Secretary of State and Board of Directors at least seventy-two hours in advance of the meeting stating, their respective employment, officership or partnership interest in Alpine Mountain Ranch at Steamboat Springs, LLLP (“AMR”), which has significant land ownership and/or business interests within the District, and the

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nature of particular conflicts related to actions to be taken at this meeting, particularly to authorize the bond issuance which is expected to generate revenues to reimburse AMR for certain expenses.

All Directors stated that participation in the meeting of at least two of them was necessary to obtain a quorum of the Board or otherwise enable the Board to act. After each Director had summarily stated for the record the fact and nature of his private interest and had further stated that the determination to participate in voting or take any other action on any contract or other matter in which he may have a private interest would be made in compliance with Section 24-18-201(1)(b)(V), C.R.S., on an ad hoc basis, the Board turned its attention to the agenda items.

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### MINUTES

The Board reviewed the Minutes of the July 20, 2023 special meeting. Upon discussion and motion duly made, seconded and unanimously carried, the Minutes of such Board meeting were approved.

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### 2022 BUDGET AMENDMENT

Chair Daly opened the public hearing to consider the proposed 2022 Amended Budget, after noting that the notice concerning the proposed budget had been published pursuant to statute. There were no comments provided by members of the public present, and the public hearing was closed. Upon motion duly made, seconded and unanimously carried, the Board adopted the Resolution to Amend 2022 Budget, a copy of which is attached hereto and incorporated herein by this reference.

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### 2022 AUDIT

Ms. Hamilton presented and reviewed the Audit of the District's 2022 financial statements. The Board discussed certain revisions prior to filing with the State Auditor. Upon motion duly made, seconded and unanimously carried, the Board accepted the 2022 Audit, subject to the revisions discussed and final review and approval by the Board Chair and accountant.

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### NEW LAWS FOR METRO DISTRICTS

Ms. Mills summarized the news laws governing Metropolitan Districts. Specifically, the District will be required to post on its official website a notice of the creation of the Metropolitan District Homeowners Task Force. Ms. Mills will provide the Notice for posting within the next few days.

The District will also be required to file an Annual Report with the Routt County Commissioners, County Clerk, State Auditor and Division of Local Government by October 1<sup>st</sup>. Once prepared Ms. Mills will provide to Chair Daly for review and approval prior to filing.

For Metropolitan Districts that have residential units, an Annual Meeting is required to be conducted. At such Annual Meeting, the Board cannot take any action. Upon discussion, the Board determined to conduct such Annual Meeting immediately prior to the conduct of the HOA Board meeting. Once that has been scheduled, Ms. Mills will prepare a Notice of such Annual Meeting which will be required to be posted on the District's website.

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### 2024 BUDGET HEARING

Upon discussion, the Board scheduled the next meeting at which the budget hearing will be held to consider the 2024 Budget for Tuesday, December 12<sup>th</sup>, at 1:00 p.m.

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### PUBLIC COMMENT

Mr. Goudis questioned the status of the maintenance of the roads damaged as a result of construction traffic and the reasoning behind the different taste of the water.

Chair Daly reported on the change of the filters in the water treatment system and the pending issues with the State. The Board discussed the potential reasons for the taste of the water, including that the water is from a well, which could change the taste.

The Board further discussed the road conditions and the impact as a result of the construction traffic.

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10-YEAR BUDGET Ms. Monroe presented the updated 10-year Capital Projects and Reserve Schedule for review and discussion. The Board discussed the revenue and expenditures at length. A lengthy discussion ensued.

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NEXT MEETING At the next meeting scheduled for Tuesday, December 12<sup>th</sup>, the Board will need to consider an increase in certain fees. Ms. Mills will arrange for the 30-day notice of such meeting.

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ADJOURNMENT There being no further business to come before the Board, the meeting was adjourned.



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Micki L. Mills  
Secretary for the Meeting