

RECORD OF PROCEEDINGS

**MINUTES OF THE SPECIAL MEETING OF
ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
HELD
DECEMBER 12, 2023**

A Special Meeting of the Board of Directors (“Board”) of the Alpine Mountain Ranch Metropolitan District was held on December 12, 2023 at 1:00 p.m. at 33105 Meadow Creek Drive, Steamboat Springs, Colorado. The meeting was also held via Zoom.

ATTENDANCE

Directors in Attendance Were:

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

Also in Attendance:

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

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.

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 nature of particular conflicts related to actions to be taken at this

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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.

MINUTES

The Board reviewed the Minutes of the September 11, 2023 special meeting. Upon discussion and motion duly made, seconded and unanimously carried, the Minutes of such Board meeting were approved.

WORKERS COMPENSATION

Ms. Mills presented the Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors. Upon motion duly made, seconded and unanimously carried, the Board adopted such Resolution.

WATER TAP FEES

The Board discussed increasing the current water tap fee, which would require the conduct of a public hearing after a 30-day notice. The Board requested Ms. Williams research the tap fee rates in the surrounding area to compare to the District's rate. The Board will discuss the issue further at a future Board meeting.

10-YEAR BUDGET

Ms. Monroe presented the updated 10-year Capital Projects and Reserve Schedule for review and discussion. The Board discussed at length the future capital expenditures and revenue sources to pay such expenses, including assessing a road impact fee to pay the road capital improvements.

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2023 BUDGET AMENDMENT

Chair Daly opened the public hearing to consider the proposed 2023 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 2023 Budget.

2024 BUDGET

Chair Daly then opened the public hearing to consider the proposed 2024 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. Ms. Monroe presented and reviewed the proposed 2024 budget.

Following review and discussion, the Board approved the mill levy of 11.000 mills for general operating expenses. Upon motion duly made, seconded and unanimously carried, the Board approved the certification of such mill levy to the Board of County Commissioners for Routt County.

Upon motion duly made, seconded, and unanimously carried, the Board approved and certified the 2024 Budget, and thereby adopted the Resolution to Adopt Budget, Set Mill Levy, and Appropriate Sums of Money. Ms. Mills was directed to coordinate the filing of the Budget and Certification of Tax Levy with the applicable governmental entities.

SUNRISE ENGINEERING

The Board reviewed the proposal received from Sunshine Engineering for upgrading the electrical phase protection and backwash pond to meet the current compliance regulations. Upon motion duly made, seconded and unanimously carried, the Board approved the proposal and authorized the Chair to execute the engagement Agreement.

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GUARDRAILS

Chair Daly reported that a property owner has raised concerns regarding the installation of guardrails in certain areas and whether they were installed to County standards. The Board determined to research the issue to confirm the guardrails do meet County regulations.

FINANCIAL

Ms. Monroe presented the invoices paid from July 3, 2023 to November 29, 2023. Upon review and motion duly made, seconded and unanimously carried, the Board ratified approval of the payment of all such invoices.

BACKFLOW PREVENTION

Chair Daly reported that each property will be required to have a backflow prevention device installed. The Board discussed arranging for the installation of such device and billing each property owner for the service. The Board further discussed procedures for communicating this issue to the property owners.

ADJOURNMENT

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



Micki L. Mills
Secretary for the Meeting