

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
HELD
MARCH 9, 2023

A Special Meeting of the Board of Directors (“Board”) of the Alpine Mountain Ranch Metropolitan District was held on March 9, 2023 at 2:00 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
Robert H. Dapper, Jr.
Steven Speer

Also in Attendance:

Leslie Monroe of Gore Peaks Investments, LLC, via Zoom
Audrey Williams, Alpine Mountain Ranch
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 meeting, particularly to authorize the bond issuance which is

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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 December 12, 2022 (1:00 p.m.) and December 12, 2022 (2:00 p.m.) special meetings. Upon motion duly made, seconded and unanimously carried, the Minutes of such Board meetings were approved.

POSTING LOCATION

Ms. Mills reviewed the Resolution designating the location to post the 24-hour agenda notice as required by statute. Upon motion duly made, seconded and unanimously carried, the Board adopted the Resolution designating the District's website, www.amrmetrodistrict.org, as the designated posting location. If for any reason the posting cannot occur on the website, the Board designates 33105 Meadow Creek Drive, Steamboat Springs, Colorado, as the physical location to post such notice. A copy of the Resolution is attached hereto and incorporated herein by this reference.

FINANCIAL

Ms. Monroe reported that there were no expenditures that were required to be approved or ratified. She advised the Board that the 2022 Budget may need to be amended but will not know until after the completion of the audit of the District's 2022 financial statements.

WATER PLANT

Chair Daly reported on the status of the District's water plant. The filter will be required to be replaced. Currently, the CDC is working

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on finding the correct filter and filtration system. Chair Daly requested approval to work with Sunrise Engineering to explore obtaining a temporary filtration system. Upon motion duly made, seconded and unanimously carried, the Board authorized Chair Daly to work with Sunshine Engineer to obtain a temporary filtration system to meet the irrigation requirements until the permanent filtration system is installed.

WATER RATES

The Board discussed at length the possibility of lowering the water rates that were approved at the December 12, 2022 Board meeting, to be effective April 1, 2023, as a result of comments and discussions with residents and property owners. Upon discussion and motion duly made, seconded and unanimously carried, the Board adopted the Resolution Amending Water Service Rates, to be effective April 1, 2023, a copy of which is attached hereto and incorporated herein by this reference.

AMENDMENT TO RULES AND REGULATIONS

The Board discussed at length the necessity to amend its Rules and Regulations to include a Water System Design Guidelines and Specifications. Chair Daly presented proposed guidelines as prepared by Sunrise Engineering. The Board further discussed the need to establish a policy regarding mandatory alternating irrigation days and the penalties for violating such policy. Upon discussion and motion duly made, seconded and unanimously carried, the Board adopted the Resolution Adopting Water System Design Guidelines and Specifications, a copy of which is attached hereto and incorporated herein by this reference.

ADJOURNMENT

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



Micki L. Mills
Secretary for the Meeting