

MINUTES OF A SPECIAL MEETING/WORK SESSION OF
THE BOARD OF DIRECTORS OF THE
STERLING RANCH METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”)
HELD
NOVEMBER 7, 2024

A special meeting/work session of the Board of Directors of the Sterling Ranch Metropolitan District No. 2 (referred to hereafter as the “Board”) was convened on Thursday, November 7, 2024 at 3:00 p.m., via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Deborah Vincelle, President
Charles Collins, Treasurer
Michael J. Bart, Assistant Secretary
Diane C. Black, Assistant Secretary

Director Willie Jackson was absent and excused.

Also, In Attendance Were:

Korben Heim, Dylan Kirk and Seef Le Roux; CliftonLarsonAllen LLP (“CLA”)
Sarah Steph; Classic Homes
Peggy Libbey; Morley Companies

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

Upon a motion duly made by Director Vincelle, the Board called the meeting to order at 3:01 p.m.

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Bart, seconded by Director Vincelle and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Disclosures of Potential Conflicts of Interest:

The Board 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 members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice:

A presence of a quorum was confirmed.

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. This meeting was conducted via Microsoft Teams and encouraged public participation via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Public Comment:

There was no public comment.

ANNUAL MEETING PREPARATION AND DISCUSSION

The Board discussed the Annual Meeting presentation, development updates and information to be presented to the public at the Annual Meeting. District Management and Accounting are to distribute an updated presentation for Director review and final feedback prior to the Annual Meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Black, seconded by Director Vincellette and, upon vote, unanimously carried, the meeting was adjourned at 3:59 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting