

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
STERLING RANCH METROPOLITAN DISTRICT NO. 2
(THE "DISTRICT")
HELD
AUGUST 16, 2022

A regular meeting of the Board of Directors of the Sterling Ranch Metropolitan District No. 2 (referred to hereafter as the "**Board**") was convened on Tuesday, August 16, 2022, at 11:00 a.m. The meeting was held at 2138 Flying Horse Club Dr. Colorado Springs, CO 80921 and via teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Loren Moreland, President
Willie Jackson, Secretary
Deborah Vincellette, Treasurer
Michele Goldbar-Jeffers, Assistant Secretary
Charles Collins, Assistant Secretary

Also, In Attendance Were:

Sean Allen, Esq.; White Bear Ankele Tanaka & Waldron
Josh Miller, Korben Heim and Carrie Bartow; CliftonLarsonAllen, LLP
("CLA")
Douglas Stimple, Sarah Steph, Peggy Libbey and Nate Lenz; Classic Homes
Jim Morley; Morley Consulting, LLC Employees
Stefan Escanes and Peter Steiner; Public Member

ADMINISTRATIVE MATTERS

Call to Order and Approve Agenda: Director Moreland called the meeting to order at 11:05 a.m. Upon a motion duly made by Director Moreland, seconded by Director Collins and, upon vote, unanimously carried, the Board approved the agenda as presented.

Disclosures of Potential Conflicts of Interest: The directors present noted for the record that they have financial interests in entities active in developing property within the boundaries of the District, or are employed by such entities, and that such interests may be affected from time to time by actions of the Districts' Board of Directors. In accordance with state law, Attorney Allen reported the written disclosures describing such potential conflicts of interest were filed with the Secretary of State, and the directors present verbally reaffirmed such disclosures on the record of this meeting.

Quorum, Location of Meeting and Meeting Notices: A quorum was confirmed. It was noted that the meeting was noticed within the District boundaries and posted as required.

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Public Comments: Members of the public shared their concern for the open lot being used as a dumping ground. Classic/SR Land commit to regular cleaning, erosion control and regular mowing.

Members of the public discuss the topsoil/dirt piles being created due to grading and request a timeline in regard to when the piles will be cleared. The Board informs the members of the public that it will be replaced as grading work is finished and foundation work is completed.

Members of the public discuss their concerns about landscape planning and the parks in the community.

Public communication from the developer is currently planned to be on September 1st and they may have quarterly updates.

Other: None.

CONSENT AGENDA

Minutes from the July 19, 2022 Regular Meeting Minutes: Following discussion, upon a motion duly made by Director Vincelle, seconded by Director Moreland and, upon vote, unanimously carried, the Board approved the July 19, 2022 Regular Meeting Minutes.

FINANCIAL MATTERS

Unaudited Financial Statements as of July 31, 2022: Ms. Bartow reviewed the Unaudited Financial Statements as of July 31, 2022 with the Board. Following review, upon a motion duly made by Director Moreland, seconded by Director Vincelle and, upon vote, unanimously carried, the Board approved the Unaudited Financial Statements as of July 31, 2022.

Cash Position and Property Tax Statements: Ms. Bartow reviewed the cash position and the property tax statements with the Board. Following review, upon a motion duly made by Director Moreland, seconded by Director Vincelle and, upon vote, unanimously carried, the Board approved the Cash Position and Property Tax Statements.

Bond Series 2022 Project Fund Requisition No. 1: Developer's Public Improvement Construction Cost Reimbursement Application; Engineer & Accountant Cost Certification Report; Approval of Resolution Accepting District Eligible Public Improvement Costs and Project Fund Requisition No. 1 for Certified Costs: There are no claims or requisitions to consider at this time.

Other: None.

LEGAL MATTERS

Other: Director Vincelle discusses quorum concerns and the ability to setup board committees. Legal addressed Director Vincelle's questions.

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MANAGER
MATTERS

Website: Mr. Miller provided an update to the Board. No action taken.

Other: None

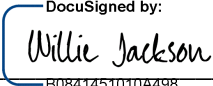
OTHER BUSINESS

Other: Director Moreland provided a development update.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Moreland adjourned the meeting at 12:12 p.m.

Respectfully submitted,

By  _____
Secretary for the Board