

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
STERLING RANCH METROPOLITAN DISTRICT NO. 2  
(THE "DISTRICT")  
HELD  
OCTOBER 18, 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, October 18, 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  
Charles Collins, Assistant Secretary

#### Directors Excused Were:

Michele Goldbar-Jeffers, Assistant Secretary

#### Also, In Attendance Were:

Sean Allen, Esq.; White Bear Ankele Tanaka & Waldron  
Josh Miller, Korben Heim, John Wojnarowski and Seef Le Roux;  
CliftonLarsonAllen, LLP ("CLA")  
Sarah Steph and Nate Lenz; Classic Homes  
Peggy Libbey, Pete Morley, James Morley, Eric Havert; Morley Construction  
Barbie Voss, Portia Lukaszka, Pat Penrod, Aaron Schramek, Emily Gibbs,  
Diane Black, Michael Black; Members of the Public

### ADMINISTRATIVE MATTERS

**Call to Order and Approve Agenda:** Director Moreland called the meeting to order at 11:01 a.m. Upon a motion duly made by Director Collins, seconded by Director Jackson 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.

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**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.

**Public Comments:** Ms. Barbie Voss presented several items of concern to the Board, to include: meeting time and public attendance, traffic and road safety, construction debris, fence issues within the community, trail and open space concerns, HOA fees, signage for the bus stop and speed limits.

Director Vincellette commented on damaged landscaping and other problems related to recent concrete work in the community.

Director Moreland discussed the issues with the Board and members of the public. No actions were taken.

**Other:** None.

### CONSENT AGENDA

**Minutes from the August 16, 2022 Regular Meeting Minutes:** Following discussion, upon a motion duly made by Director Vincellette, seconded by Director Jackson and, upon vote, unanimously carried, the Board approved the August 16, 2022 regular meeting minutes.

### FINANCIAL MATTERS

**Unaudited Financial Statements as of September 30, 2022:** Mr. Le Roux reviewed the Unaudited Financial Statements as of September 30, 2022 with the Board. Following review, upon a motion duly made by Director Vincellette, seconded by Director Jackson and, upon vote, unanimously carried, the Board approved the Unaudited Financial Statements as of September 30, 2022.

**Cash Position and Property Tax Statements:** Mr. Le Roux reviewed the Cash Position, and the Property Tax Statements with the Board. Following review, upon a motion duly made by Director Vincellette, seconded by Director Jackson and, upon vote, unanimously carried, the Board approved the Cash Position and Property Tax Statements.

**Bond Series 2022 Project Fund Requisition SR Land 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 SR Land No. 1 for Certified Costs:** Ms. Steph reviewed the Bond Series 2022 Project Fund Requisition SR Land No.1 with the Board. No actions were taken.

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**Bond Series 2022 Project Fund Requisition CSRJ 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 CSRJ No. 1 for Certified Costs:** Ms. Steph reviewed the Bond Series Project Fund Requisition CSRJ No. 1 with the Board. No actions were taken.

**2023 Draft Budget:** Mr. Le Roux reviewed the 2023 Draft Budget with the Board. No actions were taken.

**Other:** None.

LEGAL  
MATTERS

**First Amendment to the Amended and Restated Intergovernmental Agreement for the Establishment of the Falcon Area Water and Wastewater Authority:** Attorney Allen reviewed with the Board. Following review, upon a motion duly made by Director Collins, seconded by Director Jackson and, upon vote, unanimously carried, the Board approved the First Amendment to the Amended and Restated Intergovernmental Agreement for the Establishment of the Falcon Area Water and Wastewater Authority.

**Other:** None.

MANAGER  
MATTERS

**Other:** None


OTHER BUSINESS

**Other:** None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Collins, seconded by Director Vincellette and, upon vote, unanimously carried, the Board adjourned the meeting at 12:47 p.m.

Respectfully submitted,

By    
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 Secretary for the Board