

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
STERLING RANCH METROPOLITAN DISTRICT NOS. 1-3  
(THE "DISTRICTS")  
HELD  
June 21, 2022

A regular meeting of the Boards of Directors of the Sterling Ranch Metropolitan District Nos. 1-3 (referred to hereafter as the "**Boards**") was convened on Tuesday, June 21, 2022, at 11:00 a.m. The meeting was open to the public.

### ATTENDANCE

#### Board No. 1 Directors In Attendance Were:

James Morley, President  
Charles Collins, Treasurer  
Loren Moreland, Secretary

#### Board No. 2 Directors In Attendance Were:

Charles Collins, Treasurer  
Loren Moreland, Secretary  
Michele Goldbar-Jeffers\*  
Deborah Vincellette  
Willie James Jackson

#### Board No. 3 Directors In Attendance Were:

James Morley, President  
Peggy Libby, Treasurer  
Loren Moreland, Secretary  
Charles Collins, Assistant Secretary  
Douglas Stimple, Assistant Secretary

#### Also, In Attendance Were:

Sean Allen, Esq.; White Bear Ankele Tanaka & Waldron  
Krista Baptist, Seef Le Roux, Carrie Bartow, and Korben Heim;  
CliftonLarsonAllen, LLP  
Nate Lenz; Classic Homes  
Peter Morley; Morley Consulting, LLC Employees  
Peter Steiner, Jack Stimple, and Portia Lukaszka; Public Members.

\*These members attended the meeting virtually

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### ADMINISTRATIVE MATTERS

**Call to Order and Approve Agenda:** Upon a motion duly made by Director Moreland, seconded by Director Collins and, upon vote, unanimously carried, the District No. 1 Board called the meeting to order at 11:00 a.m. and approved the agenda as presented.

Upon a motion duly made by Director Vincellette, seconded by Director Moreland and, upon vote, unanimously carried, the District No. 2 Board called the meeting to order at 11:00 a.m. and approved the agenda as presented.

Upon a motion duly made by Director Libbey, seconded by Director Moreland and, upon vote, unanimously carried, the District No. 3 Board called the meeting to order at 11:00 a.m. and approved the agenda as presented.

**Declaration of Quorum/Director Qualifications/Disclosure Items:** The directors present noted for the record that they have financial interests in entities active in developing property within the boundaries of the Districts, or are employed by such entities, and that such interests may be affected from time to time by actions of the Districts' Boards 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.

**Public Comments:** Ms. Lukaszka stated her concerns with landscaping maintenance and suggested moving the District No. 2 Board Meetings to a different time to better accommodate residents. Ms. Lukaszka also stated her concern regarding the ISP to have broadband access. She was notified that this was not a District function. No actions were taken.

**May 3, 2022 Regular Director Election:** Legal reviewed with the Board.

**Director Vacancy on District No. 1:** Legal reviewed with the Board and noted there were no current eligible electors. The Board discussed and deferred this item until the next Board meeting.

### **Appointment of Officers for District No. 1:**

President:	James Morley
Secretary:	Charles Collins
Treasurer/Assistant Secretary:	Loren Moreland
Assistant Secretary:	Vacant
Assistant Secretary:	Vacant

Following discussion, upon a motion duly made by Director Moreland, seconded by Director Collins and, upon vote, unanimously carried, the District No. 1 Board approved to amend the Office from "Treasurer" to "Treasurer/Assistant Secretary".

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Following discussion, upon a motion duly made by Director Collins, seconded by Director Moreland and, upon vote, unanimously carried, the District No. 1 Board approved the Appointment of Officers.

### **Appointment of Officers for District No. 2:**

President: Loren Moreland  
Secretary: Willie Jackson  
Treasurer: Deborah Vincelle  
Assistant Secretary: Michele Goldbar-Jeffers  
Assistant Secretary: Charles Collins

Following discussion, upon a motion duly made by Director Vincelle, seconded by Director Moreland and, upon vote, unanimously carried, the District No. 2 Board approved the Appointment of Officers.

### **Appointment of Officers for District No. 3:**

President: Douglas Stimple  
Secretary: Loren Moreland  
Treasurer: Peggy Libbey  
Assistant Secretary: Charles Collins  
Assistant Secretary: James Morley

Following discussion, upon a motion duly made by Director Moreland, seconded by Director Libbey and, upon vote, unanimously carried, the District No. 3 Board approved the Appointment of Officers.

**Board Member Training:** Director Stimple provided information on opportunities, quorum requirements, and additional resources available to the new Board members. The District No. 1 Board discussed and requested to organize a walking tour of the Sterling Ranch Metropolitan District No. 2 site as part of the new Board Member training. No action was taken.

**2022 Meeting Schedule:** Director Stimple reviewed the current meeting schedule and presented possible alternatives to the Boards. The Boards discussed. The Boards agreed to continue to meet on the Third Tuesday of every month with the following meeting times:

11:00 a.m.: District No. 2  
11:30 a.m.: District No. 1  
11:45 a.m.: District No. 3

Following discussion, upon a motion duly made by Director Collins, seconded by Director Moreland and, upon vote, unanimously carried, the District No. 1 Board approved the new meeting schedule.

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Following discussion, upon a motion duly made by Director Moreland, seconded by Director Vincellette and, upon vote, unanimously carried, the District No. 2 Board approved the new meeting schedule.

Following discussion, upon a motion duly made by Director Moreland, seconded by Director Collins and, upon vote, unanimously carried, the District No. 3 Board approved the new meeting schedule.

**Other:** None.

### CONSENT AGENDA

**Minutes from the April 29, 2022 Special Meeting Minutes:** Following discussion, upon a motion duly made by Director Collins, seconded by Director Moreland and, upon vote, unanimously carried, the District No. 1 Board approved the April 29, 2022 Special Meeting Minutes.

Following discussion, upon a motion duly made by Director Moreland, seconded by Director Vincellette and, upon vote, unanimously carried, the District No. 2 Board approved the April 29, 2022 Special Meeting Minutes.

Following discussion, upon a motion duly made by Director Moreland, seconded by Director Collins and, upon vote, unanimously carried, the District No. 3 Board approved the April 29, 2022 Special Meeting Minutes.

### FINANCIAL MATTERS

**2021 Audits (District Nos. 1 and 2):** Ms. Bartow reviewed with the Boards. It was noted that the draft audit reports will likely be available at the next meeting. No action was taken.

**Cash Position and PTax Statements:** Ms. Bartow reviewed with the Boards.

Following review, upon a motion duly made by Director Collins, seconded by Director Moreland and, upon vote, unanimously carried, the District No. 1 Board approved the Cash Position and PTax Statements.

Following review, upon a motion duly made by Director Moreland, seconded by Director Vincellette and, upon vote, unanimously carried, the District No. 2 Board approved the Cash Position and PTax Statements.

Following review, upon a motion duly made by Director Libbey, seconded by Director Moreland and, upon vote, unanimously carried, the District No. 3 Board approved the Cash Position and PTax Statements.

**Previous and Current Claims:** Ms. Bartow reviewed with the District No. 2 Board. Following review, upon a motion duly made by Director Moreland, seconded by Director Jackson and, upon vote, unanimously carried, the District No. 2 Board approved the Previous and Current Claims.

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**Schedio Group Cost Certification Services Agreement Proposal for Developer Public Infrastructure Installation:** Ms. Bartow and Director Stimple reviewed with Board Nos. 1 and 2.

Following review, upon a motion duly made by Director Moreland, seconded by Director Collins and, upon vote, unanimously carried, the District No. 1 Board approved the Schedio Group Cost Certification Services Agreement Proposal for Developer Public Infrastructure Installation.

Following review, upon a motion duly made by Director Moreland, seconded by Director Jackson and, upon vote, unanimously carried, the District No. 2 Board approved the Schedio Group Cost Certification Services Agreement Proposal for Developer Public Infrastructure Installation.

**District No. 1: Bond Series 2020 Project Fund Requisition No. 16: 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. 16 for Certified Costs:** Director Libbey reviewed with the Board. Following discussion, upon a motion duly made by Director Moreland, seconded by Director Morley and, upon vote, unanimously carried, the District No. 1 Board approved the Bond Series 2020 Project Fund Requisition No. 16: 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. 16 for Certified Costs.

**District No. 2: 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:** The current requisition was not available at the time of the meeting. The item was tabled.

**Other:** None.

### LEGAL MATTERS

**District No. 1: Consider Approval of 2022 Infrastructure Acquisition and Reimbursement Agreement with Classic SRJ, LLC:** Following discussion, upon a motion duly made by Director Moreland, seconded by Director Collins and, upon vote, unanimously carried, the District No. 1 Board approved the 2022 Infrastructure Acquisition and Reimbursement Agreement with Classic SRJ, LLC.

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**District No. 1: Termination of Infrastructure Acquisition Agreement – Sanitary Sewer dated October 21, 2015:** Director Stimple reviewed with the Board. Following discussion, upon a motion duly made by Director Moreland, seconded by Director Collins and, upon vote, unanimously carried, the District No. 1 Board approved the Termination of Infrastructure Acquisition Agreement – Sanitary Sewer dated October 21, 2015.

**District No. 1: Termination of Infrastructure Acquisition Agreement - Water dated October 21, 2015:** Director Stimple reviewed with the Board. Following discussion, upon a motion duly made by Director Moreland, seconded by Director Collins and, upon vote, unanimously carried, the District No. 1 Board approved the Termination of Infrastructure Acquisition Agreement - Water dated October 21, 2015.

MANAGER  
MATTERS

**Other:** None

OTHER BUSINESS

**District No. 3: Landscape Tract Ownership and Maintenance:** This item was tabled.

**D.A. Davidson & Co. Post Bond Issuance Summary Presentation:** Director Stimple reviewed information for the new Board Members.

**Other:** Future roadwork and other projects were discussed for informing new residents. The traffic concerns along Dines Boulevard were also discussed. No actions were taken.

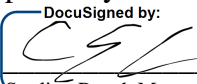
ADJOURNMENT

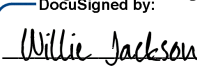
There being no further business to come before the District No. 1 Board at this time, Director Morley adjourned the meeting at 12:45 p.m.

There being no further business to come before the District No. 2 Board at this time, Director Moreland adjourned the meeting at 12:45 p.m.

There being no further business to come before the District No. 3 Board at this time, Director Stimple adjourned the meeting at 12:45 p.m.

Respectfully submitted,

By  \_\_\_\_\_  
Sterling Ranch Metropolitan District No. 1 Board Secretary

By  \_\_\_\_\_  
Sterling Ranch Metropolitan District No. 2 Board Secretary

By  \_\_\_\_\_  
Sterling Ranch Metropolitan District No. 3 Board Secretary