

## RECORD OF PROCEEDINGS

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**MINUTES OF A SPECIAL  
MEETING OF THE BOARD OF DIRECTORS OF  
THE BLUE LAKE METROPOLITAN DISTRICT NO. 2  
HELD  
DECEMBER 8, 2022**

**ATTENDANCE:**

A special meeting of the Board of Directors of the Blue Lake Metropolitan District No. 2 was called and held Thursday, December 8, 2022, at 2:00 p.m. via Zoom teleconference, in accordance with Colorado law. The following directors were present and confirmed their qualifications to serve on the Board:

Mark Bush  
Charles Foster  
John Fair  
Russell Watterson, Sr.

Absent was Director Timothy Craft. whose absence was excused.

Also present were:

Matt Ruhland, Esq.: Cockrel Ela Glesne Greher & Ruhland, P.C.,  
Joel Meggers, Phyllis Brown and Rhonda Bilek; Community Resource Services of Colorado, LLC  
Lori Menk, Concord Partners LLC

**ADMINISTRATIVE  
MATTERS:**

**Call to Order and Declaration of Quorum:** Mr. Meggers noted that a quorum of the Board was present, and the Directors confirmed their qualification to serve. The meeting was called to order at 2:30 p.m.

**CONFLICTS:**

**Disclosure of Potential Conflicts of Interest:** Attorney Ruhland advised the Board that under Colorado law, certain disclosures are required before the Boards can take official action at the meeting. The Board reviewed the agenda for the meeting and confirmed the contents of the written disclosures they had previously made and stated the fact and summary nature of the individual interests that are set forth in the disclosures, as required under Colorado law, so that official action could be taken at the meeting.

Written disclosures of the interests of Directors were filed with

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the Secretary of State at least seventy-two (72) hours prior to the meeting.

### **AGENDA:**

**Agenda:** Director Foster asked to have the agenda be amended to accommodate information about the pocket park construction. Upon motion duly made by Director Foster, seconded by Director Bush, and upon vote unanimously carried, the agenda was approved.

### **MINUTES:**

**Minutes:** The Board reviewed the Minutes from the September 26, 2022, Board Meeting. Upon motion duly made by Director Bush, seconded by Director Foster, and upon vote unanimously carried, the Minutes were approved.

**Resolution Designating Location for regular and Special Meetings:** Upon motion duly made by Director Bush, seconded by Director Foster and, upon vote unanimously carried, the resolution was approved.

### **FINANCIAL ITEMS:**

**Review and Ratify the Payment of Claims:** Upon motion duly made by Director Bush, seconded by Director Watterson, and, upon vote unanimously carried, the claims were approved.

**Cash Position for the Period Ended November 11, 2022:** Ms. Brown reviewed the cash position. Upon motion duly made by Director Bush, seconded by Director Watterson and, upon vote unanimously carried, the cash position was approved.

**Unaudited Financial Statements for Period Ended October 31, 2022:** Ms. Brown reviewed the financial statements with the Board. The Board asked CRS to review the Bond documents. Upon motion duly made by Director Bush, seconded by Director Watterson and, upon vote unanimously carried, the financial statements were approved.

### **ATTORNEY'S ITEMS:**

**Partial Assignment of Advance and Reimbursement Agreement by and Between Blue Lake Metropolitan District No. 2 and Lochbuie Land I, LLC:** Matt Ruhland discussed the reimbursement and agreement. Upon motion duly made by Director Bush, seconded by Director Watterson and, upon vote unanimously carried, the agreement was approved.

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**OTHER ITEMS:**

Director Foster updated the Board on the construction of the pocket park. The park is about 5.5 acres of vacant land, with no water taps. Will be zero scaped and will need a retaining wall on the south end for improvement to a service road. Has an agreement with Cocal Landscape for a bid of \$37,220.99 with a 1-year warranty. Director Foster requested the approval of the agreement not to exceed \$60,000.00. Upon motion duly made by Director Bush, seconded by Director Watterson and, upon vote unanimously carried, the agreement was approved.

**ADJOURNMENT:**

There being no further business to come before the Board, upon motion by Director Foster, second by Director Watterson, and upon vote, the Board unanimously adjourned the meeting at 3:06 p.m.

DocuSigned by:

*Charles Foster*

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Secretary for the Meeting