

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PRAIRIESTAR METROPOLITAN DISTRICT NO. 2 HELD SEPTEMBER 21, 2022

A Regular Meeting of the Board of Directors (referred to hereafter as "Board") of the PrairieStar Metropolitan District No. 2 (referred to hereafter as "District") was convened on Wednesday, the 21st day of September, 2022, at 5:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Ryan St. Pierre
Katie Murrey
Scott Sarbaugh

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director St. Pierre and, upon vote, unanimously carried, the absence of Director Jennifer Davis was excused.

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. ("SDMS")

MaryAnn McGeady, Esq., Kate Olson, Esq., and Tim O'Connor, Esq.; McGeady Becher P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Michelle Morales; Member of the public (for a portion of the meeting)

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Ripko noted that a quorum was present and requested members of the Board 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 in accordance with the statute. Attorney Olson noted that Directors' Disclosure Statements had been filed for Directors Sarbaugh and Davis.

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ADMINISTRATIVE MATTERS

Agenda: The Board reviewed the proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director St. Pierre and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

Location/Manner of Meeting: 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. The Board determined to hold the meeting by video/telephonic means and encouraged public participation via video or telephone. The Board noted that notice of the time, date and format of the meeting was duly posted and that the District had not received any objections to the format of the meeting, or any requests that the format of the meeting be changed by taxpaying electors within the District boundaries.

Resignation of Director: The Board acknowledged the resignation of Director Sidney effective as of September 7, 2022.

Vacancy on the Board: The Board discussed the vacancy on the Board and a plan for recruiting candidates.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director Murrey and, upon vote, unanimously carried, the Board authorized the Social Events Committee to expend an amount not to exceed \$1,000 for recruitment of Board candidates.

Minutes: The Board reviewed Minutes of the June 15, 2022 Regular Meeting Minutes.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director St. Pierre and, upon vote, unanimously carried, the Board approved the Minutes of the June 15, 2022 Regular Meeting Minutes, as amended.

Transition of District Manager: Mr. Ripko explained to the Board that she would be replacing Mr. Cohrs as District Manager and that Shana Jones at SDMS would be stepping into Peggy's previous role as lead of covenant enforcement. The Board requested that Ms. Jones work with the Board regarding positive outreach with the homeowners.

PUBLIC COMMENT

Public Comment: There was no public comment.

Community Liaison Committee Report: Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director Murrey and, upon vote,

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unanimously carried, the Board determined to dissolve the Community Liaison Committee now that there are homeowners on the Board.

Social Events Committee:

Social Events Committee Report: Following discussion, the Board determined to change rename the Social Events Committee to the ***Community Engagement Committee***, and appointed Directors Murrey and St. Pierre to said Committee.

Director Sarbaugh noted that the Developer would once again sponsor the 2022 holiday light contest and will provide the cash prizes for the winners.

The Board directed District staff to do research and follow-up with Directors Murrey and St. Pierre regarding the District's ability to conduct bake sales / events on District property, how proceeds can be used, permitting and insurance requirements, if any.

Social Media: The Board discussed the potential uses of social media for District communication. Ms. Ripko to research SDMS's software to determine if there is a communications component.

The Gardens at PrairieStar Committee Report: Ms. Ripko reiterated that the homeowner committee members on The Gardens at PrairieStar Committee had resigned. There was discussion regarding the upkeep of the garden beds and ideas to garner more interest in the use of the garden plots.

COMMUNITY GOVERNANCE/ OPERATIONS & MAINTENANCE MATTERS

Covenant Control and Design Review: Ms. Ripko updated the Board on the covenant control and design review, noting again that Ms. Jones would be taking the lead on covenant enforcement.

Transition of Design Review Committee: There was discussion regarding transition of the Design Review Committee ("DRC") to residents. Mr. Ripko noted that she would draft a committee description and suggested sending information to residents to obtain interest from residents to serve on the DRC.

Xeriscaping Policy: There was no discussion.

New commercial vehicle ordinance by the Town of Berthoud: Ms. Ripko briefly reported to the Board on the updated ordinance.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims as follows:

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Fund	Period ending June 16, 2022	Period ending July 15, 2022	Period ending Aug. 31, 2022
General	\$ 13,290.41	\$ 13,163.55	\$ 62,539.32
Debt Service	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total Claims	\$ 13,290.41	\$ 13,163.55	\$ 62,539.32

The Board discussed the approval process through Bill.com. The Board determined that Director Murrey and Director St. Pierre will be primary approvers of invoices through Bill.com and Director Sarbaugh will be the secondary approver of invoices.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director St. Pierre and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financials: No action was taken at this time. Ms. Wheeler will update the unaudited financial statements.

2023 Budget: The Board discussed the 2023 Budget. The Board determine to schedule the 2023 Budget Hearing on November 16, 2022 at 5:00 p.m.

LEGAL MATTERS

There were no legal matters to discuss at this time.

OTHER MATTERS

There were no other items to discuss at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Sarbaugh, seconded by Director St. Pierre and, upon vote, unanimously carried, and the meeting was adjourned.

Respectfully submitted,

By  _____
Secretary for the Meeting