

BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2

Special Board Meeting Minutes

Meeting Date: Monday April 03, 2023

Meeting Time: 6:10pm to 7:41pm

Meeting Location: The meeting was held online at the following location:

<https://www.gotomeet.me/DistrictBoardMeetingRoom2>

I. Roll Call (6:10pm)

A special meeting of the Board of Directors of the Buckhorn Valley Metropolitan District No. 2 (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Nickolas Viau	President	Present
David Fiore		Present
Kristine Rossier	Treasurer	Present
Eliana Walker	Secretary	Present
Angela Heuman		Present

Also, in attendance was Charles Wolfersberger (District Manager), with Wolfersberger, LLC; Paul Rufien (General Counsel) with Paul Rufien, PC; Steve and Christie Carver (S&C Storage). No homeowners were in attendance.

II. Call to Order

The meeting was called to order by Director Viau. Director Viau noted that a quorum of the Board was present, the Directors confirmed their qualification to serve and, therefore, called the special meeting of the Board of Directors of the District to order.

III. Present Disclosures of Potential Conflicts of Interest

The Board reviewed the agenda for the meeting, following which all directors disclosed no conflicts of interest with the business to be discussed and conducted at the meeting.

IV. Administrative Matters

- 1) Meeting Agenda: The Board reviewed the meeting agenda presented by the District Manager. Director Viau motioned to approve the agenda as presented. Director Rossier seconded the motion and the Board voted 5-0 to approve the motion.
- 2) Review and consider minutes from the February 14, 2023 board meeting: The Board reviewed the draft of the minutes presented by the District Manager. Director Rossier motioned to

approve the minutes as presented. Director Walker seconded the motion and the Board voted 5-0 to approve the motion.

- 3) Status update – May 2023 board election: The District Manager reported that two self-nomination forms were submitted by February 24th for the two open directorships on the Board and, therefore, the District cancelled the election. Director Fiore and Director Heuman will be elected by default to serve for four-year terms on the Board beginning May 3, 2023.

V. Public Comments – None

VI. Director Matters

Director Heuman and Director Viau discussed the need for the District to collect the emails of residents and property owners within the District. They expressed a desire to provide homeowners notice via email blasts regarding District meetings and events and noted the HOAs serving District residents have been unwilling to share resident emails with the District. Director Heuman and Director Viau agreed to work on collecting emails from homeowners. The District Manager will maintain the District's email blast list.

VII. Financial and Contractual Matters

- 1) Review and consider proposed RV storage lot management agreement: The Board reviewed and discussed the draft of the RV Storage Lot Management Agreement with Steve and Christie Carver. The Carvers did not propose any changes to the management agreement. The Board and the Carvers discussed the new process requiring the Carvers to deposit all lessor payments into the District's bank account. The Board and the Carvers discussed and agreed that the Carvers deposit lessor payments no less frequently than monthly into the District's bank account. The Board also discussed the frequency of payment by the District to the Carvers for their services managing the District's storage lot. The District Manager recommend bi-monthly payments from the District to the Carvers.
- 2) Review and consider proposed RV storage lot lease agreement template: The Board reviewed and discussed the RV Storage Lot Lease Agreement template. The Carvers did not propose any changes to the storage lot lease agreement template. The Carvers noted the developer-controlled board did not provide the Carvers with a storage lot lease agreement template and no written agreements exist between the District and the current lessors of the District's 40 storage lots. The Carvers discussed their concerns regarding the behavior of one individual who is using two storage lots but is not a resident or property owner within the District.

Action Item #1: The District Manager will forward the the management agreement to Director Viau and Steve Carver for review and signature. The District Manager will forward the final version of the lease agreement template to Steve Carver to use when renewing lot leases.

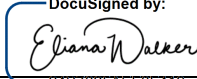
- 3) Payment of Claims: The Board reviewed the schedule of check payments (checks 100016 to 100017) totaling \$7,915.16. Director Rossier motioned to approve the payment of claims and Director Viau seconded the motion. The Board voted 5-0 to approve the motion.

- 4) Review and consider intergovernmental agreement with Eagle River Fire Protection District (ERFD): EFRD has not yet submitted a proposed agreement for the District to review and consider. Agenda item will be rolled forward to the next board meeting.

VIII. Executive Session – Not held

IX. Adjournment (7:41pm)

There being no further business to come before the Board, and upon motion duly made by Director Viau, seconded by Director Fiore, and unanimously carried, the meeting was adjourned. The next regular board meeting will be held on Tuesday May 16, 2023 at 6:00pm at the following online location: <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373.

DocuSigned by:

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Secretary

5/31/2023
Date