
RECORD OF PROCEEDINGS

Minutes of the Special Meeting of the Board of Directors of the Red Sky Ranch Metropolitan Districts June 21, 2021

Attendance

The following Directors were present:

- James Malernee
- Steve Stroker
- James Benedict

Also in attendance were:

- Trish Harris, Esq White Bear Ankele Tanaka & Waldron
- Bill Ankele, Esq White Bear Ankele Tanaka & Waldron
- Kathy Lewensten, Recording Secretary, Marchetti & Weaver LLC
- Mike Trueblood, Holland Creek MD President
- Peter Mason, RSR property owner

Call to Order

The Special Meeting of the Board of Directors of the Red Sky Ranch Metropolitan District was called to order by Mr. Marchetti noting a quorum was present. *Due to the ongoing threat posed by COVID-19 this meeting was held in a teleconferencing format.*

Potential Conflicts

The Board reviewed the agenda for the meeting. The Board confirmed that nothing appeared on the agenda for which disclosure certificates had not been filed. The Board noted, for the record, the intent of fully complying with laws pertaining to potential conflicts.

Minutes

The Board reviewed the minutes of the April 27, 2021 Special Meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the April 27, 2021 minutes.

35 Acre Lot

Mr. Marchetti reported the Attorney representing the party interested in water service at a 35-acre lot had been in contact with Mr. Ankele and himself regarding the matter. He was advised that the property would be subject to the RSR Design Guidelines, potentially with some variances in recognition of the unique aspects of a 35-acre parcel, and was provided with a copy of the design guidelines for his review. A draft agreement requiring a deposit for use in covering the expenses related to researching options, such as inclusion into the District, was provided to the Attorney. The Attorney then requested an estimate of the anticipated expenses. It was noted this estimate is difficult to provide without knowing more about the expected project such as what variances may

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be requested from the current DRB and District guidelines. More information was requested, but has not yet been received. No action was needed.

Financial Statements

Mr. Marchetti reviewed the May 2021 preliminary financial statements. The preliminary assessed valuation (AV) for the 2022 budget was updated with May estimates. The re-valuation AV is still within the protest period so it may fluctuate a bit. It does not appear the change in AV will trigger the need for issuance of bonds.

2020 Audit

Mr. Marchetti presented the 2020 Audit performed by McMahan and Associates. He reported the District will receive a “clean opinion”. Mr. Ankele reported his office had reviewed the audit. A revision was made on page D4 to Note I-D-5 concerning the long-term capital and service obligations to HCMD. Upon motion duly made and seconded, it was unanimously

RESOLVED to accept the 2020 Audit subject to the note revision as discussed.

Accounts Payable

The accounts payable listing was reviewed. Ms. Lewensten requested a change in the amount being paid to OgbornMihm to \$21,981.89 to pay for services thru May 31, 2021. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve and ratify the accounts payable list as revised.

Public Input

Mr. Trueblood stated Vail Resorts was in receipt of a letter from Mr. Mason regarding debt and water matters within Red Sky Ranch. He requested time with Mr. Mason to discuss some questions related to the letter. Mr. Mason will coordinate with Mr. Trueblood to set up a time to meet.

Future Meetings

The next meeting of the District is scheduled for Monday, July 19, 2021. The time was set for 2:00 p.m. and the meeting will be held via zoom.

Mr. Trueblood and Mr. Ankele exited the meeting at 2:30 p.m.

Executive Session

Upon motion duly made and seconded, it was unanimously

RESOLVED to enter into executive session citing §24-6-402(4)(e) for the purpose of developing positions related to negotiations for debt management and water matters. Mr. Mason and Mr. Marchetti were asked to attend the

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executive session. The Board entered into executive session at 2:31 p.m. and adjourned the executive session at 2:52 p.m.

Adjourn

Upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the June 21, 2021 Special Meeting of the Red Sky Ranch Metropolitan District Board of Directors.

Respectfully submitted,
Kathy Lewensten
Recording Secretary