

RECORD OF PROCEEDINGS

**MINUTES OF THE SPECIAL MEETING OF
ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
HELD
SEPTEMBER 26, 2024**

A Special Meeting of the Board of Directors (“Board”) of the Alpine Mountain Ranch Metropolitan District was held on September 26, 2024 at 1:00 p.m. at 33105 Meadow Creek Drive, Steamboat Springs, Colorado. The meeting was also held via Zoom.

ATTENDANCE

Directors in Attendance Were:

Andrew P. Daly
Suzanne L. Schlicht
Steven Speer

Direct Absent Was:

Robert H. Dapper, Jr., whose absence was excused

Also in Attendance:

Charlie Hager, Civil Engineer
Walter Magill of Four Points Surveying & Engineering
Jeremy Fischer of Ivan Stanley Builders
Leslie Monroe of Accounting Associates, LLC, via Zoom
Audrey Williams of Alpine Mountain Ranch
Micki L. Mills of Cockrel Ela Glesne Greher & Ruhland, P.C., via Zoom

NOTICE

It was noted that Notice of the meeting had been properly posted at least twenty-four (24) hours prior to the meeting at the designated posting location.

DISCLOSURES OF
POTENTIAL CONFLICT
OF INTEREST

It was noted that conflict of interest statements had been received from Directors Daly, Schlicht and Dapper, and filed with the Secretary of State and Board of Directors at least seventy-two hours in advance of the meeting stating, their respective employment,

RECORD OF PROCEEDINGS

officership or partnership interest in Alpine Mountain Ranch at Steamboat Springs, LLLP (“AMR”), which has significant land ownership and/or business interests within the District, and the nature of particular conflicts related to actions to be taken at this meeting, particularly to authorize the bond issuance which is expected to generate revenues to reimburse AMR for certain expenses.

All Directors stated that participation in the meeting of at least two of them was necessary to obtain a quorum of the Board or otherwise enable the Board to act. After each Director had summarily stated for the record the fact and nature of his private interest and had further stated that the determination to participate in voting or take any other action on any contract or other matter in which he may have a private interest would be made in compliance with Section 24-18-201(1)(b)(V), C.R.S., on an ad hoc basis, the Board turned its attention to the agenda items.

PUBLIC COMMENT

Mr. Hager, representing the owner of Lot 32, Alpine Mountain Ranch LPSE, presented the development plan for the property. He noted that the Beaver Highline Ditch runs through Lot 32 and the adjacent Lot 33, and that significant erosion issues need to be addressed. The length of the Ditch on Lot 32 is 420 feet. Mr. Hager proposed that the property owner would handle the mitigation for 210 feet of the Ditch, while requesting that the District fund the mitigation for the remaining 210 feet and the portion on Lot 33. Due to the timing of the planned improvements, this mitigation must be completed by October 31st.

Chair Daly emphasized the importance of keeping the Ditch open, suggesting that simple rocking would suffice instead of extensive culverting. Upon discussion and motion duly made, seconded and unanimously carried, the Board agreed to support the mitigation of the District by contributing a total of \$106,274 toward the cost of such mitigation, with the owner of Lot 32 managing the project on Lot 32 through completion, and subject to the owner of Lot 32 signing an Indemnification prior to commencement of the work. The District will manage the mitigation work on Lot 33.

Messrs. Hager, Magill and Fischer then left the meeting.

RECORD OF PROCEEDINGS

MINUTES

The Board reviewed the Minutes of the August 23, 2024 special meeting. Upon discussion and motion duly made, seconded and carried with Director Schlicht abstaining, the Minutes of such Board meeting were approved.

2023 BUDGET AMENDMENT

Chair Daly opened the public hearing to consider the proposed 2023 Amended Budget, after noting that the notice concerning the proposed budget had been published pursuant to statute. There were no comments provided by members of the public present, and the public hearing was closed. Upon motion duly made, seconded and unanimously carried, the Board adopted the Resolution to Amend 2023 Budget.

2023 AUDIT

Ms. Hamilton presented and reviewed the Audit of the District's 2023 financial statements. The Board discussed certain revisions prior to filing with the State Auditor. Upon motion duly made, seconded and unanimously carried, the Board accepted the 2023 Audit, subject to the revisions discussed.

Ms. Hamilton then left the meeting.

WATER FEES

Chair Daly and Ms. Williams presented information on tap and use fees charged by neighboring providers. After discussing these fees, the Board concluded that it would benefit the District and its taxpayers to increase its tap and use fees. Such final decision will be made during the Board meeting scheduled for December 10th, at 1:00 p.m., which will include a public hearing prior to the final determination.

FRONT GATE

Chair Daly reported that the developer has transferred the ownership of the front entrance gate to the District, which is the last amenity to be transferred. The District will now be responsible for the maintenance of such gate.

RECORD OF PROCEEDINGS

2025 BUDGET

Ms. Monroe submitted the draft 2025 Budget to the Board. The Board determined to conduct the budget hearing at its December 10th special meeting.

CRACK SEAL PROJECT

Director Speer reported on the completion of the crack sealing project. He also recommended scheduling another crack sealing for 2025 and chip sealing for 2026.

MAY 6, 2025 ELECTION

Director Schlicht requested information regarding the upcoming Board of Director election to be held on May 6, 2025. Ms. Mills summarized important election dates and those Directors that will be coming up for re-election.

NEXT MEETING

The next meeting of the Board is scheduled for December 10th, at 1:00 p.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.



Micki L. Mills
Secretary for the Meeting