
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Boards of Directors of Cornerstone Metropolitan District Nos. 1 & 2 January 22, 2024

A Regular Meeting of the Boards of Directors of the Cornerstone Metropolitan Districts Nos. 1 & 2 Montrose and Ouray Counties, Colorado, was held at 10:00 A.M. Monday, January 22, 2024. The meeting was held as a teleconference.

Attendance The following Directors were present and acting via teleconference:

- Marijo Ache - District Nos. 1 and 2
- Warren Ache - District Nos. 1 and 2
- Brian Wallin - District Nos. 1 and 2
- Wendy Lawler Sisler - Nos. 1 and 2
- Jason Stroehlein – District No. 1

Also present or in attendance via teleconference were:

- Heather Hartung, White Bear Ankele Tanaka & Waldron
- Bob Aisner, Cornerstone Acquisition Group
- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Marchetti & Weaver, LLC

Call to Order The Meeting of the Boards of Directors of Cornerstone Metropolitan Districts Nos. 1 & 2 was called to order by Director Wallin on January 22, 2024 at 10:01 A.M. noting a quorum was present for both Districts.

Combined Meetings The Boards of Directors of the Districts Nos. 1 & 2 have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of both Districts. Where necessary, action taken by an individual District will be reflected in these minutes.

Disclosure Ms. Hartung reported that disclosures for those Directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Hartung inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards noted, for the record, that these disclosures are restated at this time with the intent of fully complying with laws pertaining to potential conflicts. Additionally, the

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Boards determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Boards to act.

Agenda

Upon a motion duly made and seconded it was unanimously

RESOLVED to approve the agenda as presented.

Public Comment

There was no public comment.

Minutes

The minutes of the November 17, 2023 Special Meeting, and December 11, 2023 Continued Special Meeting were reviewed. Upon a motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the November 17, 2023 Special Meeting, and December 11, 2023 Continued Special Meeting.

Water and Sewer Operations

Director Stroehlein reported on operations. A water leak on the District side of the meter at a home within the community was recently repaired, there was no impact to any residential properties. Moving forward, additional insulation may need to be placed around the meter pits to prevent freezing.

Chloramine Booster Project

The final version of the Notice of Award to Design Build Unlimited was included in the packet, which was previously approved by the Board. Upon motion duly made and seconded, it was unanimously

RESOLVED to ratify the Notice of Award.

The Board reviewed the Notice to Proceed, and upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the Notice to Proceed.

Mr. Bartashius stated all operations are going well. Water Technology will be installing the motor at station 1 in November.

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Other Operations Director Stroehlein reported that Kuboske has done a great job of plowing thus far into the winter season.

Director Wallin shared that Ken Eldred sold Government Springs Ranch and the new owner inquired about access and the water tap that was transferred with the sale of the property. It was noted this is a single lot use tap.

Legal The 2024 Resolution Designating the District's (Nos. 1 & 2) Website for Online Posting of Meeting Notices and 24-Hour Posting Location was included in the packet for review. Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the 2024 Resolution Designating the District's (Nos. 1 & 2) Website for Online Posting of Meeting Notices and 24-Hour Posting Location.

Ms. Hartung provided an update on website accessibility requirements which have a deadline for statutory compliance of July 1, 2024. A memo on the matter including a Resolution and Policy will be included for review at the next Board meeting. Marchetti & Weaver will contact the current Website provider to determine if they are able to make the website compliant. Otherwise, the previously presented proposal from Heatherly Creative will be revisited.

Financials Mr. Weaver gave an overview of the preliminary December 31, 2023 financials and reported that 2023 ended ahead of forecast and that property taxes were collected in full for the year.

The Accounts Payable and Accounts Receivable reports were reviewed, upon motion duly made and seconded it was unanimously

RESOLVED to approve the December 31, 2023 financials, Accounts Payable and Accounts Receivable reports.

Other Business Mr. Aisner provided a status update on remaining three cabins under construction.

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Adjournment

There being no further business to come before the Boards and upon motion duly made and seconded it was unanimously

RESOLVED to adjourn the meeting.

Respectfully Submitted

Erin McCauley

Erin McCauley
Secretary to the Meeting