
RECORD OF PROCEEDINGS

Minutes of the Special Meeting Of the Boards of Directors of Cornerstone Metropolitan District Nos. 1 & 2 November 17, 2023

A Special Meeting of the Boards of Directors of the Cornerstone Metropolitan Districts Nos. 1 & 2 Montrose and Ouray Counties, Colorado, was held at 1:00 P.M. Friday November 17, 2023. 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 (Joined at 1:10pm)
- Wendy Lawler Sisler - Nos. 1 and 2
- Jason Stroehlein – District No. 1

Also present or in attendance via teleconference were:

- Ryan Bartashius, Cornerstone Metropolitan District
- 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 Mr. Weaver on November 17, 2023, at 1:07 P.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

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complying with laws pertaining to potential conflicts. Additionally, the 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 October 23, 2023 regular meeting was reviewed, upon a motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the October 23, 2023 regular meeting.

Water and Sewer Operations

Mr. Bartashius gave a report on water operations. At booster station one, a breaker went out. The cost for a new breaker is approximately \$4,000. This has been ordered and will arrive in late November. The Board agreed that an additional breaker should be ordered January 1st to have a backup on hand.

The second invitation to bid for the Chloramine Booster System Project included changes to the construction of the project, as well as changes to the project manual for construction and timing. This was approved previously by the Board and upon a motion duly made and seconded it was unanimously

RESOLVED to ratify the second invitation to bid for the Chloramine Booster System Project.

Mr. Bartashius provided a review of the bids received for the Chloramine Booster System Project. Bids were received from Velocity Constructors, Inc. and Design Build Unlimited, Inc (DBU). Specifics of each were discussed along with subcontractors listed. The Board requested a statement of qualifications and commercial plumbing experience for Varbel Plumbing, the subcontractor for DBU. Mr. Bartashius will request this from DBU. Upon a motion duly made and seconded, it was unanimously

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RESOLVED to accept the bid from Design Build Unlimited, Inc., for \$842,260, subject to receipt of the statement of qualifications and commercial plumbing experience.

Hayes Lenhart with Wright Water Engineering will handle the Notice of Award.

Director Stroehlein gave an overview of the proposal received from England Fence for construction of a back gate at a cost of \$46,125. The gate proposed is a single pivot vertical lift gate. Various gate features were reviewed. Upon a motion duly made and seconded it was unanimously

RESOLVED to approve the England Fence proposal for construction of the back gate.

The gate will use the same operating system as the front gate. Additional costs for a cattleguard and other required components are anticipated to be approximately \$10,000. These costs along with the gate will be included in the 2024 budget.

Legal

The Board reviewed the proposal from Heatherly Creative, LLC for website creation and maintenance. No action was taken at this time, this will be revisited in early 2024.

Bob Aisner exited the meeting at this time.

Financials

Mr. Weaver reopened the public hearing for the 2024 budget and 2023 budget amendment. The 2024 budget was discussed. The budget hearing will be continued to a special meeting to be held December 11, 2023, at 10:00am MT.

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

RESOLVED to approve the Accounts Payable and Accounts Receivable reports.

Continuance

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

RESOLVED to continue the meeting to December 11, 2023 at 10:00am MT.

Respectfully Submitted

Erin McCauley

Erin McCauley
Secretary to the Meeting