
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Boards of Directors of Cornerstone Metropolitan District Nos. 1 & 2 March 27, 2023

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, March 27, 2023. The meeting was held as a teleconference.

Attendance

The following Directors were present and acting via teleconference:

- Marijo Ache - District No. 1 and No. 2
- Warren Ache - District No. 1 and No. 2
- Brian Wallin - District No. 1 and No. 2

The following Directors were absent and excused:

- Jason Stroehlein – District No. 1
- Wendy Lawler Sisler - District No. 1 and No. 2

Also present or in attendance via teleconference were:

- Ryan Bartashius, Cornerstone Metropolitan District
- Bob Aisner, Cornerstone Acquisition Group
- Hayes Lenhart, Wright Water Engineering
- John Kuijvenhoven
- Heather Hartung, White Bear Ankele Tanaka & Waldron
- 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 March 27, 2023 at 10:17 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 so 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 with

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

Agenda

The agenda was reviewed and public comment was moved to the end of the meeting. Upon a motion duly made and seconded it was unanimously

RESOLVED to approve the agenda as amended.

Minutes

The minutes of the January 23, 2023 regular meeting were reviewed, upon a motion duly made and seconded it was unanimously

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

Water and Sewer Operations

Mr. Bartashius gave an update on water and sewer operations. The Colorado Rural Water Association is working on a national map of water infrastructure to aid the Forest Service and Bureau of Land Management Fire Service. The District will take part in this project, at no cost. A representative from the Colorado Rural Water Association is expected to visit Cornerstone on June 6th to take GPS information on water structures in Cornerstone for the mapping.

DB Waterworks has agreed to sell the e-coli testing equipment to the District for \$1,500. The Board agreed to buy the equipment.

Pump station three required repairs, and due to the significant amount of snow and water, extra efforts were made to pump water out of various vaults and stations.

The truck used by Mr. Bartashius will soon be in need of new tires and a windshield, the Board agreed these repairs should take place as needed.

Bob Aisner joined the meeting at this time.

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Mr. Hayes Lenhart with Wright Water Engineers (WWE) provided an update on the Chloramine Booster Station project. Both construction of the building, and the water treatment aspects of the project are now combined together in the project manual. The final draft of the contract documents, including technical specifications and map were distributed to the Board prior to the meeting for review. Mr. Lenhart stated the CDPHE deadline for the project is June 30, 2023, and an extension will be needed due to weather, project timelines, and supply chain issues. He does not expect any issues with obtaining the required extension. Final completion of the project is expected by December 31, 2023. Mr. Lenhart will be publishing the invitation to bid and management of any bids received. Velocity Constructors will likely bid on the project, as well as Integrated Water Services. This will be published with a one-month bidding window. Mr. Lenhart will finalize the project manual with dates, drawings and minor outstanding cleanup, then submit a final copy. Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the project manual, subject to final revisions.

Road condition and repairs will be discussed at the May meeting.

Public Comment

Mr. John Kuijvenhoven discussed access through Cornerstone and the Easement Agreement put in place with Hunt, and requested input from the Board on the matter. The primary issue is access. Mr. Kuijvenhoven will provide the agreement to necessary parties for review and send a proposal for the Board's consideration at the next meeting. Ms. Hartung will work with Director Wallin on next steps once the proposal from Mr. Kuijvenhoven is received.

Mr. Bob Aisner provided an update on the ongoing Traffic Study; a traffic engineer has been hired and CAG is working with that engineer.

Legal

There are no updates on the Road Easement Agreement as the traffic study must be completed first.

The May 3, 2023 Election was cancelled. Erin McCauley will be administering Oaths after May 3rd but prior to the next Board meeting.

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Financials

Mr. Weaver noted financials are reviewed on a quarterly basis and not included at this meeting. Accounts Payable and Accounts Receivable were reviewed. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the Accounts Payable and Accounts Receivable reports.

Mr. Aisner reported that cabins 3 and 4 will be put on the market in the near future. Cabin 7 construction has slowed but is expected to pick up when weather conditions improve.

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
Secretary to the Meeting