
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Boards of Directors of Cornerstone Metropolitan District Nos. 1 & 2 October 23, 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, October 23, 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
- Wendy Lawler Sisler - Nos. 1 and 2 (Joined at 10:12am)
- 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 Director Wallin on October 23, 2023 at 10:03 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

RECORD OF PROCEEDINGS

CORNERSTONE METROPOLITAN DISTRICT NOS. 1 & 2 October 23, 2023 Meeting Minutes

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 September 25, 2023 regular meeting were reviewed, upon a motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the September 25, 2023 regular meeting.

Water and Sewer Operations

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

Mr. Bartashius provided an update on the status of the Chloramine Booster System project. The previous bids received were higher than anticipated so the District will be rebidding the project with the expectation of obtaining bids from local contractors. Hayes Lenhart with Wright Water Engineering will be contacted to publish the new invitation to bid and request proposals be received by November 15th to be reviewed at the November 17th Board meeting when a special meeting will be held at 1:00pm.

Other Operations

Asphalt crack sealing and repairs are scheduled to take place the week of October 23rd.

Electric meters and conduit have been installed at the back gate. The system will be installed in 2024. A cattle guard at the gate will also be put in next year.

Legal

There are no updates on the Road Easement Agreement.

The 2024 Annual Administrative Resolution was reviewed and upon a motion duly made and seconded, it was unanimously

RECORD OF PROCEEDINGS

CORNERSTONE METROPOLITAN DISTRICT NOS. 1 & 2 October 23, 2023 Meeting Minutes

RESOLVED to approve the 2024 Annual Administrative Resolution.

The Independent Contractor Agreement (ICA) with Kuboske Construction was reviewed. Changes were made to the scope of the project. Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the ICA with Kuboske Construction for plowing services.

The ICA with England Fence was previously approved. Upon a motion duly made and seconded, it was unanimously

RESOLVED to ratify the ICA with England Fence.

Ms. Hartung provided information on website requirements which have a deadline for statutory compliance of July 1, 2024. The Board discussed hiring Heather Sosa of Heatherly Creative to create and maintain a website for the Districts. A memo and proposal will be obtained by Ms. Hartung to be included for review at the next Board meeting. Ms. Hartung also informed the Board that her office will prepare a Website Accessibility Policy in early 2024 for the Board's consideration.

Financials

Mr. Weaver gave an overview of SB23-303. The September 30, 2023 financials were presented. The 2024 preliminary budget was distributed with the Board packet and made available to the public. Mr. Weaver opened the public hearings on the 2024 Budget and 2023 Budget Amendment and hearing no comments the hearings were continued to the next meeting on November 17, 2023 at 1:00pm.

The Resolution Regarding the Adoption of the 2024 Schedule of Fees was reviewed and upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the Resolution Regarding the Adoption of the 2024 Schedule of Fees.

Director Wallin left the meeting at this time.

RECORD OF PROCEEDINGS

CORNERSTONE METROPOLITAN DISTRICT NOS. 1 & 2 October 23, 2023 Meeting Minutes

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

RESOLVED to approve the September 30, 2023 financials, Accounts Payable and Accounts Receivable reports.

Insurance

The Board reviewed the proposal for renewal of the General Liability and Property Insurance and upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the proposed coverage for General Liability and Property.

The Districts belong to the Special District Association of Colorado which requires annual renewal of membership. Upon a motion duly made and seconded it was unanimously

RESOLVED to approve renewal of the Special District Association of Colorado membership for 2024.

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