
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Boards of Directors of Cornerstone Metropolitan District Nos. 1 & 2 September 23, 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, September 23, 2024. 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
- Wendy Lawler Sisler – District No. 1 and No. 2
- Jason Stroehlein – District No. 1
- Randy Averitte – District No, 2

Also present or in attendance via teleconference were:

- Ryan Bartashius, Cornerstone Metropolitan District
- 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 September 23, 2024 at 10:02 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 Boards determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Boards to act.

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Agenda The agenda was reviewed and 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 July 22, 2024 regular meeting were reviewed, upon a motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the July 22, 2024 regular meeting.

Water and Sewer Operations

Mr. Bartashius gave an update on water and sewer operations and provided an overview of the leak that was reported at the last Board meeting. A tank inspection was recently performed, and no deficiencies were found.

The Chloramine Booster System project is making progress. Plumbing work is expected to begin, and subcontractors are beginning their work. The project is expected to be completed in approximately five weeks which will meet the Colorado Department of Public Health and Environment (CDPHE) deadline of December 31st. Upon completion of the project, publication of notice of final payment must take place; Hayes Lenhart with Wright Water Engineers will manage these publications, as well as any lien wavers or warranties needed.

Other Operations Director Stroehlein discussed snow removal for the upcoming season. All believe Kuboske Construction did well last season so they will be used again. Pricing and agreement for the upcoming season will be included in the packet for the next meeting.

Legal Ms. Hartung presented the Addendum to the Management Agreement which was updated for Website Accessibility Compliance Officer Duties. Upon a motion duly made and seconded it was

RESOLVED to approve the Addendum to the Management Agreement.

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The 2024 Legislative Session was discussed, a memo regarding the legislation will be provided.

The third quarter accessibility report was posted to the website. The new website with Streamline is in the process of being finalized.

A proposed 2025 Board meeting schedule was reviewed and dates were finalized.

Financials

Mr. Weaver presented the August 31, 2024 financial statement and noted that approximately \$29,000 of the Ouray County taxes have not yet been collected. The preliminary 2025 budget was reviewed and discussed along with projects that may take place in 2025. It is anticipated that the 2025 budget will be finalized for approval at the next meeting

The accounts payable and accounts receivable reports were reviewed.

Upon a motion duly made and seconded, it was

RESOLVED to approve the August 31, 2024 financial statement, accounts payable, and accounts receivable reports.

The audit engagement letters from McMahan and Associates were presented and upon motion duly made and seconded it was unanimously

RESOLVED to engage McMahan & Associates to complete the 2024 audits.

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