
RECORD OF PROCEEDINGS

Minutes of the Special Meeting Of the Boards of Directors of Cornerstone Metropolitan District Nos. 1 & 2 May 13, 2024

A Special 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, May 13, 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
- Randy Averitte – District No. 2
- Jason Stroehlein – District No. 1 (Joined at 10:20am)

The following Director was absent and excused:

- 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
- 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 May 13, 2024 at 10:00 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

RECORD OF PROCEEDINGS

CORNERSTONE METROPOLITAN DISTRICT NOS. 1 & 2 May 13, 2024 Meeting Minutes

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 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 March 25, 2024 regular meeting were reviewed, upon a motion duly made and seconded it was unanimously

RESOLVED to approve the minutes of the March 25, 2024 regular meeting.

Water and Sewer Operations

Mr. Bartashius gave an update on water and sewer operations. The motor at station one was replaced, and a bid will be obtained to rebuild the old motor to use as a spare. StarLink was installed at the water storage tank for remote monitoring. The estimated cost for a monitoring system alarm is \$10,000 to purchase, however, it would be a change order of only \$500 to include a monitoring system in the Chloramine Project cost. The Board agreed to proceed with a project change order of \$500 to include installation of a monitoring system.

Mr. Bartashius gave a status update on the Chloramine Booster System project. The building frame is complete, and the remainder of the construction is taking place. Buckhorn Engineering inquired about the need for a building inspection which would require a building permit. Due to the size of the building a permit is not needed, therefore, Buckhorn will not need to proceed with this, or an inspection. When the project nears completion, notice of final payment will need to be published twice before payment is processed.

Other Operations The new back gate has been installed and work on the cattle guard is underway.

RECORD OF PROCEEDINGS

CORNERSTONE METROPOLITAN DISTRICT NOS. 1 & 2 May 13, 2024 Meeting Minutes

Two culverts were cleaned out; the others will be done when the snow has melted.

Legal

Website accessibility requirements were reviewed including the need for remediation of documents on the website to be converted to an accessible format. An agreement with Streamline was included in the meeting packet for management of the website and accessibility compliance. Cost for services would be \$80 per month. Upon a motion duly made and seconded it was unanimously

RESOLVED to approve the Master Services Agreement with Streamline.

Ms. Hartung explained the Resolution Adopting a Digital Accessibility policy which was included in the packet and names Marchetti & Weaver, LLC to be appointed as the Compliance Officer. Ms. Hartung summarized relevant information from the legislative session that ended May 8th. Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the Resolution Adopting a Digital Accessibility Policy and appointing Marchetti & Weaver, LLC as the Compliance Officer.

It was noted that upon creation of the new District website, the Division's records will need to be updated. This will be handled by Marchetti & Weaver.

Financials

Mr. Weaver presented the March 31, 2024 financial statement. Property taxes are lagging as a result of the later deadline for payment in 2024 and are expected to catch up. Snow removal costs are lower than anticipated at this time, other expenses are on track with budget. The accounts payable and accounts receivable reports were reviewed. Upon a motion duly made and seconded, it was unanimously

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

RECORD OF PROCEEDINGS

CORNERSTONE METROPOLITAN DISTRICT NOS. 1 & 2
May 13, 2024 Meeting Minutes

2023 Audits

Mr. Weaver presented the 2023 audits for Districts No. 1 and 2. Both Districts received clean opinions and the audits went smoothly. Upon motion duly made and seconded it was unanimously

RESOLVED to accept the 2023 Audit Reports, subject to legal review.

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