
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of the Board of Directors of Sunlight Metropolitan District May 11, 2023

A Regular Meeting of the Board of Directors of Sunlight Metropolitan District, Routt County, Colorado, was held Thursday, May 11, 2023 at 8:30 a.m. This meeting was held virtually via Zoom.

Attendance The following Directors were present and acting:

- Jeremy MacGray
- Gregory Patton
- Ryan Bramwell
- Charis Petty
- Alan Goldich

Also in attendance were:

- Dave Appel, Property Owner
- Karen Selden, Property Owner
- Bert Svendsen, Property Owner
- Mark Kubick, Property Owner
- Justin Baccary, Property Owner
- Jim Beers, Property Owner
- Curtis Gallagher, Property Owner
- Richard Passavant, Property Owner
- Molly Hamsher, Property Owner
- Ben Wilhelm, Commercial Property Group
- Eric Weaver & Jon Erickson, Marchetti & Weaver, LLC
- Debbie Braucht, Marchetti & Weaver, LLC, Secretary for the Meeting

Call to Order The Meeting of the Board of Directors of Sunlight Metropolitan District was called to order by Chairman MacGray, noting a quorum was present.

Conflicts of Interest The Directors acknowledged that there were no potential conflicts of interest with the items on the agenda.

Consideration of Agenda
No changes were made to the Agenda.

Minutes Upon review and by motion duly made and seconded it was unanimously

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RESOLVED to approve the October 13, 2022 meeting minutes as presented.

Oaths of Office

Marchetti & Weaver confirmed that Oaths of Office have been administered for Charis Petty, Randy (Alan) Goldich and Ryan Bramwell and they have been filed with the Routt County Clerk and Recorder.

Election of Officers

Upon motion duly made and seconded it was unanimously

RESOLVED to appoint the officer positions as follows
Chairman/President-Jeremey MacGray
Treasurer-Gregory Patton
Secretary-Alan Goldich
Assistant Secretary & Treasurer- Ryan Bramwell & Charis Petty

Operations Report

There was discussion of the snow removal this past winter and a few issues. Overall everyone was happy with By Designs because they provide good service for a good price.

There was discussion of a storm water pond at the west entrance and the City of Steamboat's communication with Commercial Property Group (CPG). Mr. Svendsen stated the developer put this in as a temporary measure and it can be removed.

The City of Steamboat has been in communication with CPG regarding the taps in the open space being below grade and have failed inspection. The plans drawn up by MCG Design were installed by Mtn West Environments for the developer were approved by the City but maybe the code changed CPG is not sure. The Board agreed this is a developer issue.

CPG has identified twenty-eight (28) trees that have been destroyed because snow has been piled on them. Does the Board want to replace or eliminate them? Director MacGray stated the developer design of trees in the snow storage area does not work so they should be eliminated. Director Goldich stated they were not planted well to begin with so they probably would not have survived anyway. Mr. Svendsen was of the opinion the number of trees was required by the City of Steamboat. Director Goldich stated they may have required them and now they have destroyed them. The Board directed CPG to clean up the living trees and

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pull the dead ones. Director MacGray will replace any dead trees in zones 6 and 7 where he is building plus he has been paying CPG to hand water.

Sunlight Drive Slope Failure

Director Goldich has been working with the City on the slope sliding and received a formal letter from the City attorney. The slide has grown and has moved twenty to thirty feet down the hill. Director MacGray talked to Native Construction and they have submitted plans to the City for slope stabilization once it dries out. They've located the spring and plan on shock crete and a soil nail wall as a permanent fix. This is a developer issue with the City because the road is still in the warranty period.

Lot 60 License Agreement

Mr. Kubik the owner of Lot 61, stated he is trying to coordinate with the adjacent lot owners to submit a more formal grading plan to the District for approval. There was discussion of a grading plan and the steep cut into the hill. Mr. Kubick stated he was not sensing a profound sense of urgency from the parties involved but he would like to finish his back yard.

2022 Audited Financials

Mr. Weaver reviewed the 2022 Audited Financial statement with the Board. The Management Discussion and Analysis portion has been submitted to the auditors but was not incorporated into this draft. The auditors offered a clean opinion with no issues. Upon review and by motion duly made and seconded it was unanimously

RESOLVED to accept the 2022 Audited Financial Statements.

Financial Statements

There have already been questions from the public on the steep increase in property values and how the District will address this. Increases in values were built into the model of the District but right now Marchetti & Weaver has not done any analysis. The legislature is still considering their response because this is a statewide issue.

Accounts Payable

Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve and ratify the Accounts Payable Listing as presented.

Adjournment

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

RESOLVED to adjourn the meeting of the Sunlight Metropolitan District Board of Directors held May 11, 2023.

Respectfully Submitted,



Secretary to the Meeting