

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SPRING VALLEY METROPOLITAN DISTRICT NO. 2 HELD FEBRUARY 15, 2024

A Regular Meeting of the Board of Directors (the “Board”) of the Spring Valley Metropolitan District No. 2 (the “District”) was convened on Thursday, February 15, 2024, at 4:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

#### ATTENDANCE

##### Directors Present:

James E. Marshall  
Shelley Marshall  
Leigh Lutz

Following discussion, upon motion made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the absence of Director Holly Robinson was excused.

##### Also Present:

AJ Beckman; Public Alliance, LLC

MaryAnn McGeady, Esq., Jay Morse, Esq., and Craig Sorensen; McGeady Becher P.C.

Eric Weaver and Cheri Curtis; Marchetti & Weaver, LLC

CJ Kirst; Tahoe Consulting, LLC

Wayne Ramey and Mike Murphy; Ramey Environmental Compliance, Inc.

#### PUBLIC COMMENTS

There were no public comments.

#### ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

Mr. Beckman noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with

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the statute. Attorney McGeady noted that Disclosure Statements have been filed for all directors. No additional conflicts were disclosed.

**Agenda:** Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the agenda was approved, as presented.

**Meeting Location and Posting of Meeting Notices:** The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board determined the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location was duly posted and that no objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries, have been received.

**Minutes:** The Board reviewed the Minutes of the January 18, 2024 Regular Meeting.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Minutes of the January 18, 2024 Regular Meeting were approved.

### **FINANCIAL MATTERS**

**Claims:** Mr. Weaver reviewed with the Board the payment of claims as follows:

Fund	Period ending February 15, 2024
General	\$ 869.00
Debt Service	\$ -0-
Capital	\$ -0-
Enterprise	\$ -0-
<b>Total Claims</b>	<b>\$ 869.00</b>

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

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**Cost Verification Report No. 49:** The Board reviewed Cost Verification Report No. 49 dated February 9, 2024, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$19,375.27.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director S. Marshall and, upon vote, unanimously carried, the Board acknowledged Cost Verification Report No. 49 dated February 9, 2024, prepared by Schedio Group, LLC, verifying the costs associated with the design and construction of public improvements in the amount of \$19,375.27.

**Bond Requisition No. 24:** Mr. Weaver informed the Board that there is \$20,316.51 remaining in the Project Fund of the District's Series 2020 Bonds, and recommended the fund be closed out.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director S. Marshall and, upon vote, unanimously carried, the Board ratified approval of Requisition No. 24 under the District's Series 2020 Bonds, in the amount of \$20,316.51.

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### **LEGAL MATTERS**

**Connection Deadline Extension Supplement to December 17, 2021 Letter Agreement among Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 2, and LGI Homes – Colorado, LLC:** The Board reviewed the Connection Deadline Extension Supplement to the December 17, 2021 Letter Agreement among Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 2, and LGI Homes – Colorado, LLC (the "LGI Extension").

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved the LGI Extension.

**Connection Deadline Extension Supplement to December 22, 2021 Letter Agreement among Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 2, and Century at Spring Valley Ranch, LLC:** The Board reviewed a Connection Deadline Extension Supplement to December 22, 2021 Letter Agreement among Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 2, and Century at Spring Valley Ranch, LLC (the "Century Extension").

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved the Century Extension.

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**OPERATION AND  
MAINTENANCE /  
CAPITAL  
IMPROVEMENTS  
MATTERS**

There were no operations and maintenance, or capital improvements matters.  
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**OTHER BUSINESS**

There was no other business.  
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**ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By \_\_\_\_\_

DocuSigned by:

*AJ Beckman*

Secretary for the Meeting