

## RECORD OF PROCEEDINGS

---

MINUTES OF A SPECIAL MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
STETSON RIDGE METROPOLITAN DISTRICT NOS. 1-3  
(THE "DISTRICTS")  
HELD  
MAY 24, 2023

A Special Meeting of the Boards of Directors of the Stetson Ridge Metropolitan District Nos. 1-3 (referred to hereafter as the "**Boards**") was convened on Wednesday, May 24, 2023, at 9:00 a.m. The Districts' Board meeting was held at 2138 Flying Horse Club Drive, Colorado Springs, CO 80921 and via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

Board No. 1 Directors In Attendance Were:

George Lenz, Director  
Joe Loidolt, Director  
Jerry Richardson, Director  
Jerry Novak, Director

Board No. 1 Directors Excused Were:

Douglas Stimple, Director

Board No. 2 Directors In Attendance Were:

Fadil Lee, Director  
David Ganatta, Director  
William Althoff, Director  
Liz Rogers, Director

Board No. 2 Directors Excused Were:

Douglas Stimple, Director

Board No. 3 Directors In Attendance Were:

George Lenz, Director  
Joe Loidolt, Director  
Jerry Richardson, Director  
Jerry Novak, Director

Board No. 3 Directors Excused Were:

Douglas Stimple, Director

Also, In Attendance Were:

Josh Miller, Korben Heim and Rob Lange; CliftonLarsonAllen LLP  
Pete Susemihl, Esq.; Susemihl, McDermott & Downie, P.C  
Sarah Steph; Classic Homes

## RECORD OF PROCEEDINGS

---

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Lenz called the meeting to order at 9:00 a.m. for District Nos. 1 and 3.

Following discussion, upon a motion duly made by Director Loidolt, seconded by Director Richardson and, upon vote, unanimously carried the District Nos. 1 and 3 Boards approved the agenda, as presented.

Director Althoff called the meeting to order at 9:00 a.m. for District No. 2.

Following discussion, upon a motion duly made by Director Althoff, seconded by Director Ganatta and, upon vote, unanimously carried the District No. 2 Board approved the agenda, as presented.

**Disclosure of Potential Conflicts of Interest:** The Boards discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards were requested 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 statute. It was noted by Attorney Susemihl that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

**Quorum, Location of Meeting and Posting of Meeting Notices:** A quorum was confirmed, and the meeting was properly noticed and posted.

Upon a motion duly made by Director Lenz, seconded by Director Loidolt and, upon vote, unanimously carried the District Nos. 1 and 3 Boards excused the absence of Director Stimple.

Upon a motion duly made by Director Althoff, seconded by Director Ganatta and, upon vote, unanimously carried the District No. 2 Board excused the absence of Director Stimple.

**Public Comment:** There was no public comment.

**Minutes from the November 3, 2022 Regular Meeting:** Following discussion, upon a motion duly made by Director Richardson, seconded by Director Loidolt and, upon vote, unanimously carried the District Nos. 1 and 3 Boards approved the minutes from the November 3, 2022 regular Board meeting.

Following discussion, upon a motion duly made by Director Althoff, seconded by Director Ganatta and, upon vote, unanimously carried the District No. 2 Board approved the minutes from the November 3, 2022 regular Board meeting.

## RECORD OF PROCEEDINGS

---

**Results of May 2, 2023 Regular Director Elections:** Attorney Susemihl informed the Boards that the May 2, 2023 Regular Elections have been canceled because the Districts did not receive more self-nominations than seats available. Directors Lenz, Stimple and Novak were elected by acclamation for four-year terms to District No. 1. Directors Richardson and Novak were elected by acclamation for four-year terms to District No. 3. Directors Lee, Stimple and Ganatta were elected by acclamation for four-year terms to District No. 2

**Filing of Oaths of Directors:** Attorney Susemihl confirmed the Director Oaths were filed with the County and the Division of Local Government before the deadline.

**Appointment of Officers:** Following discussion, upon motion duly made by Director Loidolt, seconded by Director Richardson and, upon vote, unanimously carried, the following slate of officers were appointed for District No. 1:

President: George Lenz  
Secretary/Treasurer: Douglas Stimple  
Assistant Secretary: Joe Loidolt  
Assistant Secretary: Jerry Richardson  
Assistant Secretary: Jerry Novak

Following discussion, upon motion duly made by Director Lee, seconded by Director Ganatta and, upon vote, unanimously carried, the following slate of officers were appointed for District No. 2:

President: William Althoff  
Secretary: Liz Rogers  
Treasurer: David Ganatta  
Assistant Secretary: Fadil Lee  
Assistant Secretary: Douglas Stimple

Following discussion, upon motion duly made by Director Loidolt, seconded by Director Richardson and, upon vote, unanimously carried, the following slate of officers were appointed for District No. 3:

President: George Lenz  
Secretary/Treasurer: Douglas Stimple  
Assistant Secretary: Joe Loidolt  
Assistant Secretary: Jerry Richardson  
Assistant Secretary: Jerry Novak

## RECORD OF PROCEEDINGS

---

**New Board Member Training:** Mr. Miller discussed new Board member training with the Boards. No action was taken.

### **FINANCIAL MATTERS**

**Unaudited Financial Statements as of December 31, 2022 (District Nos. 1, 2 and 3):** Mr. Lange reviewed the Unaudited Financial Statements as of December 31, 2022 with the Boards.

Following review and discussion, upon a motion duly made by Director Loidolt, seconded by Director Richardson and, upon vote, unanimously carried, the District Nos. 1 and 3 Boards approved the Unaudited Financial Statements as of December 31, 2022, as presented.

Following review and discussion, upon a motion duly made by Director Althoff, seconded by Director Rogers and, upon vote, unanimously carried, the District No. 2 Board approved the Unaudited Financial Statements as of December 31, 2022, as presented.

**Unaudited Financial Statements as of March 31, 2023 (District Nos. 1, 2 and 3):** Mr. Lange reviewed the Unaudited Financial Statements as of March 31, 2023 with the Boards.

Following review and discussion, upon a motion duly made by Director Richardson, seconded by Director Loidolt and, upon vote, unanimously carried, the District Nos. 1 and 3 Boards approved the Unaudited Financial Statements as of March 31, 2023, as presented.

Following review and discussion, upon a motion duly made by Director Rogers, seconded by Director Althoff and, upon vote, unanimously carried, the District No. 2 Board approved the Unaudited Financial Statements as of March 31, 2023, as presented.

**Previous and Current Claims (District No. 1):** Mr. Lange reviewed the previous and current claims with the Board. Director Althoff asked a question regarding the landscape and snow removal contractor. It was stated that All American Maintenance, Inc. handles both tasks. Following review, upon a motion duly made by Director Richardson, seconded by Director Loidolt and, upon vote, unanimously carried, the District No. 1 Board approved the Previous and Current Claims in the amount of \$356,550.18

### **LEGAL MATTERS**

None.

### **MANAGER MATTERS**

The Boards discussed the City projects throughout the Districts to include the Dublin widening project and fiber optic.

## RECORD OF PROCEEDINGS

---

The Boards also discussed the spring walkthrough of the community, the District website, quorum rules, and open meeting law. No action was taken.

### OTHER BUSINESS

None.

### ADJOURNMENT

There being no further business to come before the Boards at this time, Director Lenz adjourned the meeting for Districts 1 & 3 at 10:14 a.m. Director Althoff adjourned the meeting for District 2 at 10:14 a.m.

Respectfully submitted,

DocuSigned by:  
By Doug Stimple  
E6884F71289E4D1...  
Secretary for the Meeting

**Certificate Of Completion**

Envelope Id: D6A55BF7C5EE47BD83625A748D706EA5	Status: Completed
Subject: Stetson Ridge No. 1 : 2024 Administrative Matters Resolution SRMD1.pdf, Reso to Adopt 2024 Bu...	
Client Name: Stetson Ridge MD No. 1	
Client Number: A171385-OS02-2023	
Source Envelope:	
Document Pages: 31	Signatures: 10
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Kathy Suazo
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Kathy.Suazo@claconnect.com
	IP Address: 24.9.186.151

**Record Tracking**

Status: Original	Holder: Kathy Suazo	Location: DocuSign
12/12/2023 2:59:27 PM	Kathy.Suazo@claconnect.com	

**Signer Events**

George Lenz  
 GLenz@classichomes.com  
 President  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 3E8AF92E9BFB4B4...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 199.188.116.18  
 Signed using mobile

**Timestamp**

Sent: 12/12/2023 3:15:07 PM  
 Viewed: 12/12/2023 3:31:50 PM  
 Signed: 12/12/2023 3:32:52 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 3/29/2021 12:20:12 PM  
 ID: 7e632d3b-a3ab-4f10-980e-243c6360cf32

Doug Stimple  
 DouglasS@classichomes.com  
 Authorized Agent  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 E6884F71269E4D1...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 199.188.116.18

Sent: 12/12/2023 3:32:54 PM  
 Viewed: 12/12/2023 6:15:23 PM  
 Signed: 12/12/2023 6:15:40 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 12/12/2023 6:15:23 PM  
 ID: 014dcca2-43cd-4078-9769-12842d7b9df1

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Pete Susemihl  
 psusemihl@smmclaw.com  
 Security Level: Email, Account Authentication (None)

COPIED

Sent: 12/12/2023 6:15:42 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 11/8/2022 2:32:11 PM  
 ID: 5957cb6d-cd11-4719-baf3-e0cf53ef91ff

Carbon Copy Events	Status	Timestamp
Record Retention SDRecordsRetention@claconnect.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 12/12/2023 6:15:43 PM Viewed: 12/15/2023 9:54:30 AM
<b>Electronic Record and Signature Disclosure:</b> Accepted: 10/5/2023 9:27:44 AM ID: 2eeab7cf-9041-488d-bed0-8baedf289723		

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/12/2023 3:15:07 PM
Certified Delivered	Security Checked	12/12/2023 6:15:23 PM
Signing Complete	Security Checked	12/12/2023 6:15:40 PM
Completed	Security Checked	12/12/2023 6:15:43 PM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**



Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

#### **How to contact CliftonLarsonAllen LLP:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com)

#### **To advise CliftonLarsonAllen LLP of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

#### **To request paper copies from CliftonLarsonAllen LLP**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

#### **To withdraw your consent with CliftonLarsonAllen LLP**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.