MINUTES OF THE

special MEETING OF

Stone Canon Ranch Metropolitan District
HELD
November 14, 2023

A Special Meeting of the Board of Directors of the Stone Canon Ranch Metropolitan District was held on November 14, 2023, at 7:15 p.m. The Meeting was held at Douglas County Libraries at 100 S. Wilcox Street, Room C, Castle Rock, CO 80104.

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| Attendance |  | Directors in Attendance were:Lisa Garcia, SecretaryDonald Gibson, Assistant SecretaryDave Goltermann, PresidentJason Seedig, TreasurerRik Williams, Vice-President, attended via Teams Also in Attendance was:Crystal Schott of Collins Cole Flynn Winn & Ulmer, PLLCThe following residents of the District were in attendance:Mark ClaytonJamey DeLuzioKat DeLuzioRodger GarciaBetsy GoltermannNick JohannaJordyn Johanna  |
| Call to Order |  | The meeting was called to order at approximately 7:18 p.m. by the District’s President, Dave Goltermann, who presided as Chair. |
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| Agenda Revision |  | It was noted the agenda would be revised to move the public comment to the end of the meeting. |
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| June 6, 2023 andJuly 11, 2023 Minutes  |  | The Board considered the Minutes of the June 6, 2023 and July 11, 2023, Special Board meetings. After discussion and upon motion duly made Director Seedig, seconded by Director Garcia, and unanimously carried, the Minutes of the June 6, 2023 and July 11, 2023, Special Board meetings were approved as presented. |
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| Approval of Disbursement |  | Director Seedig noted that the only expense paid that was not previously specifically listed in the budget line items was a crack seal expense. Upon motion duly made by Director Seedig, seconded by Director Garcia and unanimously carried, the Board ratified and approved the payment of the crack seal expense. |
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| Public Hearing on 2023 Amended Budget |  | Director Goltermann then opened the public hearing on the District’s 2023 amended budget, which was published in accordance with Local Government Budget Law. Director Seedig and Mrs. Schott presented the amendment and explained the need for the adjustments in expenditures. No members of the general public registered any objections or offered any modifications to the proposed 2023 budget amendment. The public hearing was then closed. Upon motion duly made by Director Seedig, seconded by Director Garcia and unanimously carried, the Board approved the 2023 budget amendment, and adopted the Resolution Amending the 2023 Budget. |
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| Public Hearing on 2024 Budget |  | Director Goltermann then opened the public hearing on the District’s 2024 budget, which was published in accordance with Local Government Budget Law. Director Seedig presented the 2024 budget and added additional discussion regarding the increase in assessed valuation, revenue, and future road maintenance. No members of the general public registered any objections or offered any modifications to the proposed 2024 budget. It was noted that the revenue from the District’s mill levy will change due to the uncertainty in the final assessed valuation. The debt service mill levy is adjusted annually to produce enough revenue to cover the expense of the interest and principal payments on the debt amortization schedule. No members of the general public registered any objections or offered any modifications to the proposed 2024 budget. The public hearing was then closed. Upon motion duly made by Director Seedig, seconded by Director Williams and unanimously carried, the Board approved the 2024 budget, and adopted the Resolution to Adopt Budget, Certify Mill Levy and Appropriate Funds, subject to any adjustments upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits. |
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| Public Comment |  | The public comment section of the meeting was opened. Director Williams mentioned possible projects to consider in the future, including snowplow markings, a gate at the entrance of the District, or a yellow stripe on the curve by Director Williams property. A resident asked if anyone had disputed their assessed valuation and had a favorable outcome. It was note that some residents had disputed and received a favorable outcome, although small. There was additional discussion regarding a possible issue with an electric pole that could break in the near future and who would be best to contact to have this resolved. The pole could be a potential fire danger. It was mentioned this should be brought up to Castle Rock Fire. Finally, the Board discussed insurance matters for homeowners and to work with Castle Rock Fire regarding mitigation matters and evacuation plan. Director Williams will work on this and report back to the Board at the next meeting.  |
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| Other Matters |  | It was mentioned earlier in the meeting that the Board is working on obtaining a quote for some excess repair work needed on the roadway due to some washout. |
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| Adjournment |  | There being no other matters to come before the Board, the meeting was adjourned.  |
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| Respectively submitted, |
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| Crystal Schott, Secretary for the meeting |

APPROVED

Lisa M. Garcia

Donald W. Gibson

David Goltermann

Jason Seedig

Rik Williams