



**MINUTES OF THE JOINT SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1 and 2
HELD AUGUST 22, 2023
AT 3:30 PM**

Pursuant to posted notice, the special joint meeting of the Board of Directors of the Saddlehorn Ranch Metropolitan District Nos. 1 and 2 was held on day, Tuesday, August 22, 2023 at 3:30 p.m., at 614 N Tejon Street, Colorado Springs, CO 80903, and via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/427672903>.

Attendance

In attendance were Directors:

Sandra Lehman, President/Treasurer

Jeffrey Book, Secretary

Jeff Petersma

Also in attendance were:

Kevin Walker, WSDM District Managers

Jakrapong Pattamasaevi, WSDM District Managers

Rebecca Harris, WSDM District Managers

Rylee DeLong, WSDM District Managers

Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron

Erin Stutz, White Bear Ankele Tanaka & Waldron

John Helmick

Tiffany Leichman, Sherman & Howard

Nathan Steele, ROI

Mike Sullivan

Andrew Gaittens

Rob Fuller

Combined Meeting:

The Boards of Directors of the Districts 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 is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order by Mr. Pattamasaevi at 3:44 p.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Mr. Pattamasaevi confirmed a quorum was present. Mr. Dickhoner advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of 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. Mr. Dickhoner inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Approval of Agenda: Mr. Pattamasaevi added an item for Director Book and brief discussion on the townhall meeting under New Business. Mr. Dickhoner amended item 8.a. to consider approval of the amended and restated Resolution. Director Book moved to approve the Agenda as amended; seconded by President Lehman. Motion passed unanimously.
4. Appointment of New Officers: Mr. Pattamasaevi confirmed the required paperwork was filed for Jeff Petersma, Tom Obenchain, and Rob Stull to join the Board of Directors. President Lehman moved to appoint Jeff Petersma; seconded by Director Book. Motion passed unanimously. President Lehman moved to appoint Tom Obenchain; seconded by Director Book. Motion passed unanimously. President Lehman moved to appoint Rob Stull; seconded by Director Book. Motion passed unanimously.
5. Approval of Minutes from Special Board Meeting held on July 31, 2023: After review, President Lehman moved to accept the July 31, 2023 Meeting Minutes; seconded by Director Book. Motion passed unanimously.
6. Public Comment: There was no public comment.
7. Management Matters
 - a. ARC/Design Guideline Discussion: Mr. Pattamasaevi discussed that the covenants and design guidelines have not been formally adopted and the design review committee has not yet been formed.
8. Legal Matters
 - a. Review and consider approval of the Amended and Restated Resolution Regarding Acceptance of District Eligible Costs (Roadways, Water Treatment Plant, Water Tank, and Water Distribution System): Mr. Dickhoner discussed the actions taken at the previous meeting regarding the cost certifications. He explained that since the last meeting, a subdivision improvement agreement was discovered so an amended and restated Resolution was prepared that replaces the previously adopted one and certifies the full batch of costs with no contingency. After review, President Lehman moved to approve the amended and restated Resolution; seconded by Director Book. Motion passed unanimously.
9. Financial Matters
 - a. Ratify Payables: Mr. Pattamasaevi presented the approved payables to be ratified. After review, Director Book moved to accept the payables dated 8/18/2023 totaling \$44,549.23; seconded by President Lehman. Motion passed unanimously.
 - b. Discuss status of bond issuance: Mr. Sullivan provided an update on the status of the bond issuance and noted the bonds are expected to close on August 31st.
10. Other Business
 - a. Establishment of periodic meeting time, next regular meeting is November 9, 2023: The Board tentatively scheduled regular meetings for the second Wednesday of the month, at 2:00 p.m. The next meeting will be held on September 13, 2023 at 2:00 p.m.

11. New Business:
 - a. Mr. Pattamasaevi discussed the new legislation that requires an annual townhall meeting for the community. The Board scheduled the townhall meeting for November 6, 2023 at 1:00 p.m. to be followed by the regular Board meeting.
 - b. Director Book formally resigned from the Board of Directors effective August 22, 2023.
12. Adjourn: President Lehman moved to adjourn at 4:14 p.m.; seconded by Director Book. Motion passed unanimously.

Respectfully Submitted,

Jak Pattamasaevi

Secretary for the Meeting

Approved,

Sandra Lehmann

Sandra Lehmann (Nov 15, 2023 10:45 MST)

President

Nov 15, 2023








SRMD1-3 2023 08 22 Minutes KK

Final Audit Report

2023-11-15

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-  Document created by Jak Pattamasaevi (jak.p@wsdistricts.co)
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-  Signer sandralehmannsellshomes@gmail.com entered name at signing as Sandra Lehmann
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