

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

LAMBERTSON LAKES METROPOLITAN DISTRICT

Held: June 5, 2023, at 6:00 p.m., held via Conference Call.

Attendance/Director  
Qualification

The meeting referenced above was held in accordance with applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve on the Board, were in attendance:

Karen Johns  
Dennis Henson  
Travis Lipstein

*Also present for the District: K. Sean Allen, Esq., White, Bear, Ankele, Tanaka & Waldron, Attorneys at Law, District general counsel; and Thuy Dam, CliftonLarsonAllen, LLP, District accountant..*

Call to Order/Quorum

The Directors noted that a quorum of the Board was present, confirmed their qualification to serve, and the meeting was called to order.

Conflict Disclosure Matters

The Board reviewed the agenda for the meeting, following which each Board member confirmed that no conflicts exist.

Agenda

The Board reviewed the agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda.

Approval of Minutes

Mr. Allen presented the minutes of the November 21, 2022 meeting to the Board for approval. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.

New Director  
Welcome/Introduction

The Board welcomed Director Travis Lipstein.

**Financial Matters**

Financial Statements/  
Claims Payable

Ms. Dam presented the April 30, 2023 financial statements and current and interim December 2022 through May 2023 claims payable to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the

financial statements and ratified the claims payable.

2022 Audit

Ms. Dam provided a summary of the 2022 Audit to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the 2022 Audit subject to final review by legal counsel.

Consider Resolution for  
Payment of Claims

Ms. Dam provided a summary of the Resolution for Payment of Claims which formalizes the process of claims approved in between meetings. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

### **General Matters**

Board Officer Positions

The Board discussed the officer positions. Following discussion, upon a motion duly made and seconded, the Board unanimously elected Director Henson as President, Director Johns as Treasurer and Director Lipstein as Secretary.

New Law Annual Meeting:  
No Action Meeting  
Followed by Regular  
Meeting and Budget  
Hearing

Mr. Allen discussed the new law regarding the annual meeting noting that it is a no action meeting to discuss the status of public improvements, debt, unaudited financials revenues/expenses to budget year to date, questions and answers followed by the regular meeting and budget hearing. The Board acknowledged the new law.

Next Meeting

The Board engaged in a general discussion and determined that the budget hearing and no action meeting will be held November 20, 2023.

Adjourn

There being no other matters to come before the Board, the meeting was adjourned.

The foregoing minutes were approved by the Board of Directors on the 20 day of November, 2023. The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

*Travis Lipstein*  
Travis Lipstein (Dec 21, 2023 07:26 MST)

---

Secretary for the Meeting