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# RECORD OF PROCEEDINGS

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## Minutes of the Special Meeting Of the Boards of Directors of Cornerstone Metropolitan District Nos. 1 & 2 June 28, 2021

A Special Meeting of the Boards of Directors of the Cornerstone Metropolitan Districts Nos. 1 & 2 Montrose and Ouray Counties, Colorado, was held at 10:00 A.M. Monday, June 28, 2021. The meeting was held as a teleconference meeting due to the threat posed by COVID.

### Attendance

The following Directors were present and acting via teleconference:

- Marijo Ache - District No. 1 and No. 2
- Warren Ache - District No. 1 and No. 2
- Wendy Lawler Sisler - District No. 1 and No. 2
- Brian Wallin - District No. 1 and No. 2
- Jason Stroehlein – District No. 1

Also present or in attendance via teleconference were:

- Heather Hartung, White Bear Ankele Tanaka & Waldron
- Brian Wallin, Cornerstone Property Owner
- John Kuijvenhoven
- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Marchetti & Weaver, LLC

### Call to Order

The Meeting of the Boards of Directors of Cornerstone Metropolitan Districts Nos. 1 & 2 was called to order by Director Wallin on June 28, 2021 at 10:00 A.M. noting a quorum was present for both districts.

### Combined Meetings

The Boards of Directors of the Districts Nos. 1 & 2 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 shall be deemed to be the action of both Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

### Disclosure

Ms. Hartung reported that disclosures for those Directors with 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. Ms. Hartung inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with

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regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards noted, for the record, that these disclosures are restated at this time with the intent of fully complying with laws pertaining to potential conflicts. Additionally, the Boards determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Boards to act.

### Election of Officers

Following discussion and upon a motion duly made and seconded it was unanimously

**RESOLVED** to elect the following Officers of the Board of Directors of Cornerstone Metropolitan Districts Nos. 1 and 2:

President	Districts 1 and 2	Brian Wallin
Vice President	Districts 1 and 2	Warren Ache
Treasurer	Districts 1 and 2	Marijo Ache
Secretary	Districts 1 and 2	Wendy Lawler Sisler
Assistant Secretary	District 1	Jason Stroehlein

### Public Comment

Mr. Aisner discussed the billing of golf course water and asked for information to support the current water rates. Mr. Weaver provided extensive detail on the 2021 water rates as well as information on the budget and water system infrastructure costs.

Mr. Kuijvenhoven addressed the Board regarding the road use restrictions in place, stating the restrictions on commercial trucks significantly impact his ability to develop his property. He asked the Board to review this and determine if it is still appropriate or if modifications should be made to allow the necessary road use. The Board will review and provide a response to Mr. Kuijvenhoven at a later date.

Mr. Kuijvenhoven thanked the Board and exited the meeting.

### Agenda

The Agenda was discussed and upon a motion duly made and seconded it was unanimously

**RESOLVED** to approve the agenda as presented.

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**Minutes**                    The minutes of the May 24, 2021 special meeting were reviewed. Upon a motion duly made and seconded it was unanimously

**RESOLVED**, to approve the minutes of the May 24, 2021 special meeting.

Mr. Aisner exited the meeting at this time.

**Operations**                    Director Stroehlein provided information on the Colorado Department of Public Health and Environment (CDPHE) requirements for installation of a chlorination monitoring system. CDPHE has given a deadline of October 31, 2021 to receive a plan from the District on meeting the requirement. Wright Water Engineers are working on the plan currently and are expected to meet the deadline. Installation likely would not take place until fall of 2022. Costs are estimated to be \$50,000.

Director Stroehlein discussed the asphalt cracks with SealCo, the vendor which completed the repairs initially. It was determined that cold patching would be the best option to repair the cracks. Repairs will take place in the fall.

**Amended Road  
Easement Agreement**

Ms. Hartung provided an update on the First Amendment to the Road Easement Agreement. A meeting with all of the parties involved is tentatively set for July 1, 2021 and a representative from White Bear Ankele will attend, along with Director Stroehlein.

**Financials**

Discussion was held regarding invoice approvals and bank signatories. Director Wallin will be added as an approver in Bill.com for invoices as well as on all bank accounts. In addition, Bill Fugazzi will be removed as a signer.

Mr. Weaver reviewed the Accounts Payable and Accounts Receivable reports. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the Accounts Payable and Accounts Receivable.

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**Next Meeting**            The next meeting of the Boards is scheduled for July 26, 2021, and is anticipated to be telephonic.

**Adjournment**            There being no further business to come before the Boards and upon motion duly made and seconded it was unanimously

**RESOLVED**, to adjourn the meeting.

Respectfully Submitted

Erin McCauley  
Secretary to the meeting