

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF

LOVELAND MIDTOWN METROPOLITAN DISTRICT

HELD

April 3, 2013

The Board of Directors (collectively, "Board") of the Loveland Midtown Metropolitan District, ("District") held a special meeting, open to the public, at the offices of Pinnacle Consulting Group, Inc., 5110 Granite Street, Suite C, Loveland, Colorado 80538; at 10:00 am on Wednesday, April 3, 2013. Notice of the meeting has been duly posted with the Larimer County Clerk and Recorder and in three public places within the boundaries of the District.

ATTENDANCE

Directors in Attendance:

Nathan Klein, Vice President (via telephone)
Randy Vinding, Secretary/Treasurer
Mike McNulty, Asst. Secretary/Treasurer
Eric Holsapple, Asst. Secretary/Treasurer (via telephone)

Directors Absent and Excused

Blaine Rappe, President

Also in Attendance:

Deborah Early, Icenogle, Seaver, Pogue, P.C. (via telephone)
Kirsten Starman, Pinnacle Consulting Group, Inc.
Nancy Vinding, Homeowner

CALL TO ORDER

The meeting was called to order at 10:05am by Director Klein, noting that a quorum was present. The directors in attendance confirmed their qualifications to serve.

CONFLICT OF INTEREST DISCLOSURE

Ms. Early noted that conflicts of interest for Director Rappe, Klein and Holsapple have been filed reflecting each of their association with the developer, Loveland Midtown Development Inc. Ms. Early advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made. Additionally, the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

AGENDA

The Board reviewed the agenda. Upon motion duly made by Director Vinding, and seconded by Director McNulty, it was unanimously

RESOLVED to approve the agenda as presented.

APPROVAL OF MINUTES

Ms. Starman presented the minutes of the March 6, 2013 meeting. Upon motion duly made by Director McNulty and seconded by Director Vinding, it was unanimously

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RESOLVED to approve the March 6, 2013 minutes as presented. Director Holsapple abstained.

PUBLIC COMMENTS

The Board opened the meeting to Public Comments. Ms. Vinding stated that the construction materials, trailers and storage located at the corner of Virgo and Sagittarius looked horrible. Ms. Starman reported on the details of the letter provided to Habitat for Humanity dated March 19, 2013 and subsequent conversations with Gwen Stephenson, Director of Loveland Habitat for Humanity. The Board reaffirmed the statement made in the letter that Habitat for Humanity begin construction by April 15, 2013 or remove the storage containers and construction materials until 30 days prior to beginning construction.

Upon receiving no further comments, this portion of the meeting was closed.

2013 BUDGET AMENDMENT HEARING

Director Klein opened the public hearing for the 2013 budget amendment. There being no public input the public hearing portion of the budget hearing was closed. Ms. Starman reviewed the amended budget in detail and answered questions. Following further review and discussion and upon motion duly made by Director McNulty and seconded by Director Vinding, it was unanimously

RESOLVED to approve the resolution to Adopt the 2013 Budget Amendment.

ITEMS FROM THE DISTRICT MANAGER

At the Board's special meeting held on March 6, 2013, the Board considered and approved certain changes to be made to the Boise Village North Rules and Regulations, and requested Ms. Starman to incorporate said changes into the Rules and Regulations. Ms. Starman presented the revised Boise Village North Rules and Regulations for ratification by the Board. Upon review, Director Klein asked that the term "winter months" be clarified and specified. After review and discussion, upon motion duly made by Director McNulty and seconded by Director Vinding, it was unanimously

RESOLVED to ratify the revised Boise Village North Rules and Regulations, as amended effective March 6, 2013.

ARCHITECTURAL CONTROL COMMITTEE

Ms. Starman presented for consideration and approval an Architectural Control Committee Review form for property owner use when making modifications to the exterior of their homes or lot, including but not limited to new construction. Director Holsapple questioned if there should be a discount to a master plan submittal. Ms. Starman stated she would discuss the specifics with Reviews, LLC. After thorough consideration and discussion, upon motion duly made by Director Holsapple and seconded by Director Vinding, it was unanimously

RESOLVED to approve the Application for Architectural/Landscape Plan Review subject to further clarification of a reduction in fees for submitted master plans.

ANY OTHER MATTERS TO COME BEFORE THE BOARD

Ms. Starman presented the District Service Contract with Black Eagle Fence for staining and minor repairs to the cedar fence. Upon motion duly made by Director Vinding and seconded by Director McNulty, it was unanimously

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RESOLVED to approve the District Service Contract with Black Eagle Fence.

Ms. Starman asked the Board to review for ratification the Check Detail dated March 1-8, 2013 totaling \$3,548.19. Upon motion duly made by Director Vinding and seconded by Director Holsapple, it was unanimously

RESOLVED to ratify the check detail dated March 1-8, 2013 in the amount noted above.

Ms. Starman reported that a homeowner had inquired about the possibility of donating up to 8 fruit trees to be planted in the open space are at the northwest corner of the development. Discussion ensued and the Board asked Ms. Starman to report back that a formal request was welcome to be brought before the Board although concerns about long term maintenance would likely prevent approval.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:54 a.m.

The foregoing constitutes a true and correct copy
of the minutes of the above-referenced meeting.

Respectfully submitted,


Kirsten L. Starman, Secretary for the Meeting