

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF

LOVELAND MIDTOWN METROPOLITAN DISTRICT

HELD

March 6, 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, March 6, 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:

Blaine Rappe, President
Nathan Klein, Vice President
Randy Vinding, Secretary/Treasurer
Mike McNulty, Secretary/Treasurer

Directors Absent and Excused

Eric Holsapple, Asst. Secretary/Treasurer

Also in Attendance:

Deborah Early, Icenogle Seaver Pogue, P.C.
Marilou Willcoxon, Homeowner
Ernie Teed, Homeowner
Harry Crosby, Homeowner
Mike Mast, Valley Crest Landscape Maintenance
Kirsten Starman, Pinnacle Consulting Group, Inc.
Amanda Castle, Pinnacle Consulting Group, Inc.
Lillie Mearse, Pinnacle Consulting Group, Inc.

CALL TO ORDER

The meeting was called to order at 10:00 am by Director Rappe, 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. 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 stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that 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 Klein, and seconded by Director Vinding, it was unanimously

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RESOLVED to approve the agenda as amended, adding item c. Covenant Violation at Virgo/Sagittarius to 6. Architectural Review Board Update.

APPROVAL OF MINUTES

Ms. Starman presented the minutes of the October 17, 2012 meeting. Upon motion duly made by Director Klein and seconded by Director Vinding, it was unanimously

RESOLVED to approve the October 17, 2012 minutes as amended for a typographical error.

PUBLIC COMMENTS

The Board opened the meeting to Public Comments.

Ms. Willcoxon asked if renters receive copies of the Declarations and Rules and Regulations. Ms. Starman stated that these documents are provided to anyone who requests them and are also available on the website. It was also noted that Covenant violation notices are mailed to both the owner and resident. Director McNulty asked how long is given to correct the violation. Staff responded that the First Notice gives 10 days, Second Notice gives 10 days, if the violation is still not corrected, fines are assessed. Director Vinding asked how frequently site inspections occur. Inspections occur twice a month. Mr. Teed asked if the dog waste station near his home could be emptied more frequently during the summer months, as the odor is very strong. The Board agreed to empty all dog waste stations twice per week during the summer months. The Board discussed adding an additional dog waste station along Virgo within the strip of open space that contains a mailbox kiosk. Upon motion duly made by Director Rappe and seconded by Director Vinding, it was unanimously

RESOLVED to approve the purchase and installation of an additional dog waste station not to exceed \$500.00.

Mr. Crosby stated the snow removal on the sidewalks adjacent to the common areas has not been thorough. It appears that only a "path" is cleared on the sidewalk. Mike Mast of Valley Crest responded that he agreed the snow removal shown in the pictures provided by Mr. Crosby was not acceptable and he would address the District's snow removal concerns with the crew. Director McNulty asked if the District budget has any contingency money for extra snow removal costs. Ms. Starman responded that while there isn't a specific line item for Contingency, additional snow removal could be covered with existing fund balance.

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

ARCHITECTURAL REVIEW BOARD UPDATE

Window AC Variance: Ms. Starman reported that three homes are currently in violation of the Rules and Regulations by having window mounted AC units. The Board was asked to consider granting a variance for window mounted AC units in these homes. After thorough consideration and discussion, upon motion duly made by Director McNulty and seconded by Director Rappe, it was unanimously

RESOLVED to amend the Boise Village North Rules and Regulations to allow window AC units from May 1st to October 31st with additional conditions as discussed and to authorize Ms. Starman to draft final language for the Rules and Regulations for Board review.

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Architectural Review of Homes on Remaining Lots: Ms. Starman proposed Architect, Laura Hilger with Review, LLC to review the plans for the remaining vacant Lots within the District. Upon motion duly made by Director Vinding and seconded by Director McNulty, it was unanimously

RESOLVED to have Architect, Laura Hilger with Review, LLC (expense to be paid directly to architect by applicant) for the initial review including compliance with the Final Development Plan and Declarations of Protective Covenants of Boise Village North for all proposed plans for the remaining Lots and final architectural review and approval by the Architectural Control Committee.

Covenant Violation at the corner of Virgo and Sagittarius: The Board discussed the covenant violations regarding the Dealer's material storage on this vacant Lot. The Board directed Ms. Starman to draft a letter to the Owner requesting compliance with the revised Rules and Regulations. Upon motion duly made by Director Rappe and seconded by Director McNulty, it was unanimously

RESOLVED to amend the Rules and Regulations of the Boise Village North, adding specifics related to material storage and construction within the community.

APPROVAL OF PAYABLES/FINANCIAL REPORT

Ms. Castle presented for ratification and approval the Check Detail dated October 1, 2012 - February 26, 2013, totaling \$38,321.37, including checks #1452 – 1475. Upon motion duly made by Director Klein and seconded by Director Vinding, it was unanimously

RESOLVED to ratify the Check Detail dated February 26, 2013 in the amount of \$33,139.24 and approve the Check Detail dated February 26, 2013 in the amount of \$5,182.13.

Ms. Castle reviewed the Balance Sheet and Statement of Revenues and Expenditures through December 31, 2012.

APPROVAL OF 2012 AUDIT EXEMPTION

Ms. Castle presented the 2012 Application for Audit Exemption for Board approval. Upon motion duly made by Director Rappe and seconded by Director Vinding, it was unanimously

RESOLVED to approve the 2012 Application for Audit Exemption as presented.

ITEMS FROM THE DISTRICT LEGAL COUNSEL

Nothing to report.

ITEMS FROM THE DISTRICT MANAGER

Ms. Starman introduced Mike Mast, Valley Crest Account Manager. Mr. Mast reported that treatment for broad leaf weeds will occur in the spring and that flags will be posted throughout the community in areas that were treated. A granular pre-emergent will be applied to the non-turf areas to control weeds throughout the season this spring. Aphid treatment may be needed this April/May at an additional cost. Mike will provide the

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Board with the results of the water test conducted last year and the cost to replace the dead pine tree along Boise with a 6 to 7 foot pine tree. Weekend emergency procedures were confirmed, please email Mike Mast directly and copy Kirsten Starman. Ms. Starman presented to the Board for approval the Professional Service Agreement with Valley Crest Landscape Maintenance for 2013. Upon motion duly made by Director Klein and seconded by Director Rappe, it was unanimously

RESOLVED to approve the Professional Service Agreement with Valley Crest Landscape Maintenance for 2013.

Ms. Starman presented to the Board the fence staining plan and estimate from Black Eagle Fence. Option 1 would start the project on the north and east fence sections this May and continue with the south section in 2014. This option would require a budget amendment. Option 2 would start the project in 2014 and complete in 2015. Upon motion duly made by Director Rappe and seconded by Director Vinding, it unanimously

RESOLVED to approve Option 1 subject to amending the 2013 budget.

ANY OTHER MATTERS
TO COME BEFORE THE
BOARD

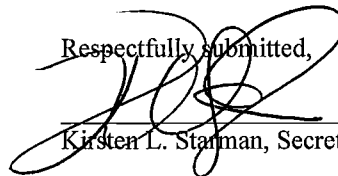
There was no other matters to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 11:53a.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