

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

BASE VILLAGE METROPOLITAN DISTRICT NO. 1

Held: Wednesday, September 20, 2023, at 1:00 p.m. via teleconference

Attendance

The regular meeting of the Board of Directors of Base Village Metropolitan District No. 1 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Andy Gunion
Charlie Singer
Ian Stuart
Dawn Blasberg

Also present were Trisha K. Harris, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Kelly Brockett and Rob Leisure, Snowmass Mountain Lodging, District Managers; Sarah Sanders, Snowmass Mountain Lodging, Conference Center Manager; Jon Erickson, Marchetti & Weaver, District Accountant; Scott Williams and Vangel Yurukov, East West Partners; and Pat Keefer, member of the public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and Mr. Gunion called the meeting to order at 1:03 p.m.

Conflict of Interest Disclosures

Ms. Harris advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris 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 Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Harris inquired into whether members of the Board 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 Board to act.

Approval of Agenda

Ms. Harris presented the proposed agenda to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda.

Public Comment

None.

Approval of Minutes from
June 14, 2023 Meeting

Ms. Harris presented the minutes from the June 14, 2023 meeting to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.

Legal Matters

None.

Financial Matters

Financial
Schedules/Payables Review

Mr. Erickson presented the Financial Schedules and Payables to the Board. Mr. Gunion noted that the financials reflect the remittance of capital fees from District No. 1 to District No. 2, and as such, District No. 1 is fulfilling its contractual obligation to District No. 2. He noted that District No. 2 continues to not fulfill its contractual obligation to District No. 1 by continuing to not impose the required operations mill levy. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the payables and accepted the financials.

Management

Conference Center Report

Conference Center
Remodel

Ms. Sanders provided an update on the progress of the conference center remodel, noting that work is nearly complete. Work will likely be completed in mid-October and new photos will be taken at that time, with the website being updated by November.

Ms. Sanders discussed that there is one additional sign that needs to be replaced that was missed during the initial count for the removal. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the sign removal in an amount not to exceed \$1,600.

Ms. Sanders reported that there are new doors and locks needed for some storage areas, and that a new crash bar is needed for a set of double doors. Ms. Sanders has requested a quote for these items.

Ms. Sanders noted that the lock and crash bar on the double doors at the

stairwell are in bad shape. This is the responsibility of the Capitol Peak HOA. Ms. Sanders will request that Capitol Peak HOA repair the lock and crash bar in this area.

Easement to Capitol Peak

Ms. Harris presented the Easement to Capitol Peak to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Easement subject to: (1) minor revisions that may be requested by Capitol Peak and approved by Ms. Harris and Dawn Blasberg; and (2) execution being subject to the receipt of payment from Capitol Peak for the wall construction.

Parking Garage Report

Discuss Public Garage Rates

Ms. Brockett discussed the current parking rates, noting that the Town of Snowmass Village staff is recommending that the Town keep their rates the same for the upcoming season. The Board directed Ms. Brockett to gather parking rate information for other similar parking garages to presented to the Board. The Board will hold a special meeting to make a formal decision.

Transit Center Update

Ms. Brockett provided an update to the Board regarding the escalators, noting TK has been working through an inspection with Northwest Cog, which has identified 28 steps that need to be replaced within the next year. The estimated cost to do so is \$70,000. The Board directed Ms. Brockett to review the District's agreement with TK to confirm that the replacement of the steps is not the responsibility of TK under the agreement. Mr. Gunion noted that he would rather have the work done sooner rather than later. This matter may also be added to the agenda for the potential special meeting for further discussion.

Other Business

Next Meeting

The next meeting is scheduled for November 15, 2023.

Executive Session (if needed)

None.

Adjourn

There being no further business to come before the Board, and following discussion and upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting at 1:47 p.m.

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

DB

Dawn Blasberg (Nov 16, 2023 11:56 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 15th day of November, 2023.