

Regular Board Meeting Minutes

December 15, 2025

Approved January 12, 2026

President Zach Forcum called the Regular Meeting of the Steamboat II Metropolitan District to order at 6:01 p.m. The meeting was held at the Steamboat II Metropolitan District office at 2851 Riverside Plaza, Unit 100, Steamboat Springs, CO. Members present were Richard Sterling, Vice President; Brad Setter, Vice President of Operations; Grady Koupal, Treasurer; and Kelly Conway, Secretary. Also present was District Manager Jeb Brewster and Michelle Belton, who recorded the meeting and transcribed the minutes.

SSSD WORKFORCE HOUSING

Erik Griepentrog of Landmark Consultants and Pascal Ginesta of the Steamboat Springs School District attended the meeting to provide a brief overview of the proposed Sleeping Giant Workforce Housing Project, which includes 21 workforce housing units to be constructed on Steamboat Springs School District property.

Mr. Brewster noted that a sewer infrastructure study will be required to ensure the existing system can accommodate the project, that the City of Steamboat Springs must confirm its ability to handle the additional inflow, and that the Steamboat Springs School District will need to negotiate an additional water supply with the City on the District's behalf. A discussion followed.

Mr. Setter made a motion to grant conceptual approval of the Steamboat Springs School District Sleeping Giant Workforce Housing Project. Mr. Koupal seconded the motion. The motion passed unanimously, 4-0.

STEAMBOAT SOCCER CLUB

Board members from the Steamboat Soccer Club—Doug Klingermann, Linda John, and Gillian Morris—were present to discuss their future plans for the soccer fields at Heritage Park, including proposed improvements to lighting, parking, and restroom facilities.

PRESENTATION OF MINUTES OF THE LAST MEETING

Mr. Setter moved to accept the minutes of November 17, 2025. Mr. Sterling seconded. Passed 4/0.

Mr. Setter moved to accept the minutes from the Special Board Meeting on December 8, 2025. Mrs. Conway seconded. Passed 4/0.

ATTORNEY'S REPORT

No report.

MANAGER'S REPORT

Mr. Brewster reported that the sanitary survey was completed.

Approved 4/0

The leak rate has continued to decrease.

TREASURERS REPORT

Mr. Koupal moved to accept the payables of \$100,411.55. Mr. Setter seconded. Passed 4/0.

OLD BUSINESS

No items were presented.

NEW BUSINESS

No items were presented.

NEXT REGULAR BOARD MEETING

The next Regular Board Meeting is scheduled for January 12, 2026.

ADJOURNMENT

The meeting adjourned at 8:10pm.