

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

RM MEAD METROPOLITAN DISTRICT

Held: Tuesday, October 26, 2021, at 10:30 A.M.

This meeting was held via teleconference.

ATTENDANCE

The meeting was held in accordance with the laws of the State of Colorado. The following directors were in attendance:

Lisa A. Johnson
AJ Beckman
Natalie Ricci
Bryan Reid
Brandon Jack

Also present were: Eve G. Velasco, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Ashley Frisbie, White Bear Ankele Tanaka & Waldron, Attorneys at Law, District Manager; John Simmons, Simmons & Wheeler, P.C., District Accountant; and Kim Herman, D.R. Horton.

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order.

Declaration of Quorum and Confirmation of Director Qualifications

Ms. Frisbie noted that a quorum for the Board was present and that the directors had confirmed their qualification to serve.

Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest

Ms. Velasco advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Velasco reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, 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. Velasco 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. Frisbie presented the Board with the proposed agenda for the meeting. Upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

PUBLIC COMMENT

There was no Public Comment.

CONSENT AGENDA

The Board was presented with the consent agenda items. Upon a motion duly made and seconded, the Board unanimously took the following actions:

- a. Approved Minutes from July 21, 2021 Special Meeting
- b. Adopted Resolution No. 2021-10-01: 2022 Annual Administrative Resolution
- c. Ratified Payment of Claims as of October 26, 2021 (\$11,920.10)
- d. Accepted Unaudited Financial Statements as of September 30, 2021
- e. Approved First Addendum to Engagement Letter with WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, for Management Services

LEGAL MATTERS

Discuss and Consider Approval of Updates to Design Guidelines

Ms. Velasco presented the Board with the proposed updates to the Design Guidelines. Ms. Velasco advised the Board that the most conservative approach to limit the District's exposure to challenges based on the First Amendment, would be to impose no limitations on signs or flags in the community. Following discussion, upon a motion duly made and seconded, the Board unanimously approved updates to the Design Guidelines, including the allowance of one flag of a standard dimension and no signs.

Ms. Herman inquired about the allowable size of fence posts between homes, not backing to common or open space. Mr. Reid indicated that the fencing guidelines may be specific to fencing that backs to common space only, and will need to look into this matter to confirm. No action was needed by the Board.

Review Proposals for Covenant Enforcement and Billing/Collection Services and Consider Approval of Same

Ms. Frisbie presented the Board with proposals for covenant enforcement and billing/collection service, noting that three proposals were submitted in response to the Request for Proposals. Mr. Jack reported that the appointed committee who reviewed the proposals is recommending that the Board select

MSI, LLC to provide Community Management Services, which includes services in addition to the covenant enforcement and billing/collection services that were initially solicited. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from MSI, LLC for Community Management Services.

Mr. Reid provided the Board with an update on the current status of development, noting that the first residents are expected in late Quarter 1 or early Quarter 2 of 2022, and that the landscaping is expected to be completed next spring.

Consider Adoption of Resolution No. 2021-10-02: Resolution Calling Election

Ms. Frisbie presented the Board with Resolution No. 2021-10-02: Resolution Calling Election. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Confirmation of 2 Methods of Providing Calls for Nomination: 1) Emailing/Mailing (as required by statute); and 2) Posting to Website

The Board discussed the statutory requirements related to providing the Call for Nominations. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to post notice of the Call for Nominations on the District website, in addition to the statutory requirement to mail/email.

Consider Adoption of Resolution No. 2021-10-03: Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents

Ms. Frisbie presented the Board with the Resolution No. 2021-10-03: Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution, subject to finalization and recommendations on the fee schedule from MSI, LLC.

Consider Adoption of Resolution No. 2021-10-04: Regarding Acceptance of District Eligible Costs

The Board discussed the status of certification of District eligible costs. It was noted that Forestar representatives are working with the District Engineer, Independent District Engineering Services, LLC, on the certification of costs, and anticipate having those ready by the end of the year. No action was taken by the Board.

FINANCIAL MATTERS

Public Hearing on 2021 Budget Amendment and Consider Adoption of Resolution No. 2021-10-05

The public hearing on the 2021 Budget Amendment was opened. Ms. Frisbie reported that notice of the hearing was provided in accordance with Colorado Law and no written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Simmons reviewed the Resolution Amending the 2021 Budget with the Board. Following discussion, upon a motion

duly made and seconded, the Board unanimously adopted the resolution, amending the General Fund to \$120,000.

Public Hearing on 2022 Budget and Consider Adoption of Resolution No. 2021-10-06: Adopting Budget, Imposing Mill Levy and Appropriating Funds

The public hearing on the 2022 Budget was opened. Ms. Frisbie reported that notice of the hearing was provided in accordance with Colorado Law and no written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Simmons reviewed the 2022 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 13.000 mills for the General Fund, 3.000 of which are contractual obligations to the Town of Mead, and 50.000 mills for the Debt Service Fund.

Consider Approval of Engagement Letter for 2021 Audit Services

Mr. Simmons discussed audit services with the Board, noting that he recommends the engagement of Fiscal Focus Partners, LLC to perform the 2021 Audit. Follow discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of Fiscal Focus Partners, LLC to perform the 2021 Audit, in a not-to-exceed amount of \$5,000, pending Board review and subject to a clean opinion on the 2020 Audit.

OTHER BUSINESS

Next Meeting Date

The next regular meeting is scheduled for July 26, 2022 at 10:30 A.M.

ADJOURNMENT

There being no further business to be conducted, the meeting was adjourned.

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

AJ Beckman

Secretary for the Meeting