

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

RM MEAD METROPOLITAN DISTRICT

Held: Tuesday, April 25, 2023, at 12:00 P.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:

AJ Beckman
Brandon Jack
Natalie Ricci

Also present were: Eve M.G. Velasco, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Ashley B. Frisbie and Dan J. Cordova, White Bear Ankele Tanaka & Waldron, Attorneys at Law, District Managers; Joy Tatton, Simmons & Wheeler, P.C., District Accountant; Jordan Smith, Forestar (USA) Real Estate Group Inc.; Jordan Honea, D.R. Horton; and Stan Fowler, Independent District Engineering Services, Inc. (“IDES”).

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 the directors confirmed their qualification to serve.

Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest

Ms. Frisbie advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Frisbie 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. Frisbie 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.

Acknowledge Resignation of Director Bryan Reid

The Board acknowledged the resignation of Director Bryan Reid and thanked him for his service.

PUBLIC COMMENT

There was no Public Comment.

CONSENT AGENDA

Ms. Frisbie reviewed the items on the consent agenda with the Board. Ms. Frisbie advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- a. Board Meeting Minutes from March 21, 2023 Special Meeting
- b. Payment of Claims as of April 25, 2023 (\$8,236.69)
- c. Claims as of April 25, 2023 (\$12,113.35)
- d. Monthly Financial Report from MSI, LLC (March 2023)

LEGAL MATTERS

Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs and Acquisition of District Improvements (Landscape Improvements Phase One)

Ms. Frisbie presented the Resolution Regarding Acceptance of District Eligible Costs and Acquisition of District Improvements (Landscape Improvements Phase One) to the Board. Mr. Fowler reported that the punch list items are relatively minor landscaping improvements that need to be addressed. Mr. Fowler recommended that the District accept the improvements. Ms. Velasco reported that the Warranty Agreement outlines the terms of existing warranties that may be in place, noting that any assignable warranties still in effect will need to be assigned to the District, and any warranties that are not legally assignable will need to be enforced by the developer on behalf of the District. Upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Approval of Property Insurance Coverage

Ms. Frisbie discussed the property insurance coverage with the Board related to acquired improvements. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the insurance coverage, to also include coverage for trees.

Consider Approval of Proposal from BrightView Landscape Maintenance Services, Inc. (“BrightView”) for Landscape Maintenance Services

Mr. Cordova presented the proposal from BrightView for landscape maintenance services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and Independent Contractor Agreement with BrightView.

MANAGEMENT MATTERS

Community Manager Updates

Ms. Marlow noted that there were no updates at this time. Director Jack requested that management continue to monitor the native areas and remind residents that no disturbances should occur.

Update on Status of Conveyance of Public Improvements (Tracts C and F)

Director Jack provided the Board with an update, noting that conveyance of the public improvements on Tracts C and F is anticipated to occur near the end of the summer. He informed the Board that landscape installation is about 70% complete and the native seed will be laid in mid-May.

FINANCIAL MATTERS

Consider Acceptance of Unaudited Financial Statements as of March 31, 2023

Ms. Tatton reported that the unaudited financial statements are still in process and will be circulated to the Board once available.

Discuss Status of Engagement of Auditor to Perform 2022 Audit

Ms. Tatton reported that her office is still working on obtaining auditor proposals for the 2022 Audit.

OTHER BUSINESS

Next Regular Meeting

The next regular meeting is scheduled for July 25, 2023 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.

Brandon Jack

Secretary for the Meeting