

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
NORTH RANGE METROPOLITAN DISTRICT NO. 3  
("DISTRICT")  
HELD  
MAY 20, 2021

A special meeting of the Boards of Directors of the North Range Metropolitan District No. 3 (referred to hereafter as the "Board") was convened on May 20, 2021 at 1:00 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Kelly Leid, President  
Ross Blackmer, Secretary  
Brett Price, Assistant Secretary

The absence of Directors Hayes and Rau were excused.

#### Also, In Attendance Were:

Trisha Harris, Esq.; White Bear Ankele Tanaka & Waldron  
Matt Urkoski, Rebecca Gianarkis and Shelby Clymer; CliftonLarsonAllen LLP  
("CLA")

### ADMINISTRATIVE MATTERS

**Call to order and approval of agenda:** Director Leid called the meeting to order at 1:02 p.m. Upon a motion duly made by Director Leid, seconded by Director Blackmer and, upon vote, unanimously carried, the Board approved the agenda as presented.

**Disclosures of potential conflicts of interest:** The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Harris that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting

**Quorum/Confirmation of Meeting Location/Posting of Notice:** A quorum was confirmed. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board

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meeting. The Board determined that due to concerns regarding the spread of COVID-19 and the benefit to the control of the spread of the virus by limiting in-person contact, this meeting was conducted via Microsoft Teams and encouraged public participation via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

**Public Comment:** None.

### CONSENT AGENDA

**Minutes of November 18, 2020 special Board meeting:** The Board reviewed the Minutes of the November 18, 2020 special Board meeting. Following review and discussion, upon a motion duly made by Director Leid, seconded by Director Blackmer and, upon vote, unanimously carried, the Boards approved the Minutes, as presented.

### FINANCIAL MATTERS

**Unaudited Financial Statements:** Ms. Clymer reviewed the unaudited financial statements for the period ending March 31, 2021 with the Board, noting there is just over \$4M in the Capital Project Fund, with very little activity in the General Fund since March. The Debt Service Fund has about \$281,000.00. Following discussion, upon a motion duly made by Director Blackmer, seconded by Director Price and, upon vote, unanimously carried, the Board accepted the March 31, 2021 unaudited financial statements.

**2020 Audit:** Ms. Clymer reviewed the draft 2020 Audit with the Board. Following discussion, upon a motion duly made by Director Price, seconded by Director Blackmer and, upon vote, unanimously carried, the Board approved the 2020 Audit, subject to final legal review, and authorized execution of the Representations Letter.

### MANAGER MATTERS

**Other:** None.

### LEGAL MATTERS

**Declaration of Covenants, Conditions and Restrictions for North Range Metropolitan District No. 3 Area within Reunion:** Attorney Harris reviewed the Declaration with the Board. Following discussion, upon a motion duly made by Director Leid, seconded by Director Blackmer and, upon vote, unanimously carried, the Board ratified approval of the Declaration of Covenants, Conditions and Restrictions for North Range Metropolitan District No. 3 Area within Reunion.

**Assignment of Rights Under the Supplemental Declaration of Covenants, Conditions and Restrictions for Reunion Ridge Carriage House and Porchlight (Filing No. 1) from North Range Metropolitan District No. 3 to Reunion Metropolitan District:** Attorney Harris reviewed the Assignment of

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Rights with the Board. Following discussion, upon a motion duly made by Director Leid, seconded by Director Price and, upon vote, unanimously carried, the Boards approved the Assignment of Rights Under the Supplemental Declaration of Covenants, Conditions and Restrictions for Reunion Ridge Carriage House and Porchlight (Filing No. 1) from North Range Metropolitan District No. 3 to Reunion Metropolitan District.

**Resolution Adopting a Social Media Policy:** Attorney Harris reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Blackmer, seconded by Director Price and, upon vote, unanimously carried, the Board approved the Resolution Adopting a Social Media Policy.

**Other:** None.

ENGINEER  
MATTERS

**Other:** None.

OTHER BUSINESS

**Other:** None.

ADJOURNMENT

There being no further business to come before the Boards at this time, the meeting was adjourned at 1:17 p.m.

Respectfully submitted,

DocuSigned by:  
*Matt Urkoski*  
By \_\_\_\_\_  
6E8E8D55E2D840D  
Secretary for the Meeting

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