

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN'S EDGE METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
JUNE 22, 2020**

A special meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "Board") was convened on Monday, June 22, 2020, at 6:30 P.M. Due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to control of the spread of the virus by limiting in-person contact, the District's Board meeting was held by video/telephonic means without any individuals (neither District representatives nor the general public) attending in person. The meeting was open to the public.

Directors In Attendance Were:

George Turtle
Justin Phillips
Mario Reyes
Kevin Miller

Also In Attendance Were:

Elisabeth A. Cortese; McGeady Becher P.C.
Geol Scheirman and Ben Houghton; CliftonLarsonAllen LLP ("CLA")

DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST AND
CONFIRM
QUORUM

Disclosure of Potential Conflicts of Interest:

Attorney Cortese 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. It was noted by Attorney Cortese that the Board consists of homeowners and there were no disclosures of potential conflicts of interest filed with the Secretary of State or any additional conflicts disclosed at the meeting. A quorum was confirmed.

ADMINISTRATIVE
MATTERS

Agenda:

Following discussion, upon a motion duly made by Director Phillips, seconded by Director Turtle and, upon vote, unanimously carried, the Board approved the Agenda as presented.

Meeting Location and Posting of Meeting Notices:

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 meeting. Following discussion, upon motion duly made by Director Phillips, seconded by Director Turtle and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to control of the spread of the virus by limiting in-person contact, the District's Board meeting was held by video/telephonic means without any individuals (neither District representatives nor the general public) attending in person.

The meeting was open to the public. Notices of the meeting were posted pursuant to statute.

Results of cancelled May 5, 2020 Regular Election for Directors:

Attorney Cortese reviewed the results of the May 5, 2020 Directors Election with the Board, noting that there were not more candidates than seats available and the Election was cancelled. It was noted that Director Reyes was deemed elected to a 2-year term to May, 2022 and Directors Miller and Phillips were deemed elected to 3-year terms to May, 2023.

Discuss Vacancy on Board:

The Board discussed the vacancy on the Board, noting there were no residents interested in serving at this time.

Consider Appointment of Officers:

The Board discussed the appointment of Officers. Following discussion, upon motion duly made by Director Reyes, seconded by Director Phillips and, upon vote, unanimously carried, the Board appointed the following slate of Officers:

President	George Turtle
Treasurer	Kevin Miller
Secretary	Justin Phillips
Assistant Secretary	Mario Reyes
Assistant Secretary	Vacant

November 21, 2019 Regular Meeting Minutes:

The Board reviewed the Minutes of the November 21, 2019 Regular Meeting. Upon motion duly made by Director Phillips seconded by Director Reyes and, upon vote, unanimously carried, the Board approved the Minutes of the November 21, 2019 Regular Meeting.

PUBLIC
COMMENTS

The Board and District Consultants addressed questions from a resident about District functioning and property taxes.

The Board and District Consultants addressed questions regarding the condition of landscaping throughout the District, trash collection, and prairie dogs.

FINANCIAL
MATTERS

Payment of Claims:

Mr. Houghton reviewed the claims with the Board. Following review and discussion, upon motion duly made by Director Turtle, seconded by Director Miller and, upon vote unanimously carried, the Board ratified approval of the payment of claims in the amount of \$84,206.31.

Unaudited Financial Statements and Cash Position:

Mr. Houghton reviewed the Unaudited Financial Statements through the period ending June 30, 2020, and the Cash Position Schedule with the Board.

Following review and discussion, upon motion duly made by Director Turtle, seconded by Director Reyes and, upon vote unanimously carried, the Board accepted the Unaudited Financial Statements through the period ending June 30, 2020, and the Cash Position.

2019 Audited Financial Statements:

Following review and discussion, upon motion duly made by Director Turtle, seconded by Director Miller and, upon vote unanimously carried, the Board accepted the 2019 Audited Financial Statements, subject to final legal review, and authorized execution of the management representation letter.

Operations and Maintenance Projections:

Mr. Scheirman presented the Operations and Maintenance Projections with the Board. The Board directed Directors Turtle and Reyes, Mr. Scheirman, Mr. Houghton and Attorney Cortese to meet with Century Communities regarding prior advances and the budget.

LEGAL
MATTERS

EXECUTIVE SESSION: Pursuant to Section 24-6-402(4)(b) of the Colorado Revised Statutes, upon motion duly made by Director Turtle, seconded by Director Reyes and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 8:32 p.m. on June 22, 2020 for the sole purpose of receiving legal advice from the Board's attorney on specific legal questions related to the maintenance responsibility of the community fencing, as authorized by Section 24-6-402(4)(b), C.R.S. Furthermore, pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of those portions of the executive session that, in the opinion of the Board's attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Following discussion, upon motion duly made by Director Phillips, seconded by Director Reyes, the Board reconvened in regular session at 9:05 p.m.

The Board determined that the inside of the community perimeter fencing (except for interior lots) is the responsibility of the individual homeowner and the exterior of the community fencing is the responsibility of the District.

Split rail fencing, except for the interior lots, is the responsibility of the District.

Special Warranty Deed conveying Tract G from Reserve at the Meadows, LLC to the District:

Attorney Cortese noted she would follow-up with Reserve at the Meadows, LLC regarding execution and recordation.

Other: None.

MANAGER'S
ITEMS

District Insurance, Insurance Schedules, and Renewal of Special District Association membership:

Mr. Scheirman discussed District Insurance, Insurance Schedules, and renewal of Special District Association membership with the Board. Following discussion, upon motion duly made by Director Turtle, seconded by Director Reyes and, upon vote, unanimously carried, the Board ratified authorization of renewal of the District's Insurance, and renewal of Special District Association membership.

Service Agreement for 2019-2020 Snow Removal with Keesen Landscape Management, Inc. ("Keesen"):

Following discussion, upon a motion duly made by Director Turtle, seconded by Director Reyes and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for 2019-2020 Snow Removal with Keesen.

Service Agreement for Landscape Maintenance with Keesen, not to exceed \$18,335.28 for 2020 Services:

Following discussion, upon a motion duly made by Director Turtle, seconded by Director Reyes and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Landscape Maintenance with Keesen, not to exceed \$18,335.28 for 2020 Services.

Solar Lighting:

Mr. Scheirman updated the Board on solar lighting options for the District. No action was taken.

Landscaping:

Mr. Scheirman updated the Board on landscaping for the District. The Board directed Mr. Scheirman to speak with the landscaper regarding their level of service. If no improvements are made, the Board will consider establishing a landscape committee.

Pet Waste Management for Dog Station Service:

Mr. Scheirman reviewed the proposal from Doody Calls Pet Waste Management for Dog Station Services. The Board determined to not install additional Pet Waste Stations.

Other: Director Phillips noted he will follow-up with the Deputy regarding speeding concerns and related matters.

COVENANT
ENFORCEMENT

Potential Covenant Enforcement Counsel:

Mr. Scheirman provided an update to the Board regarding covenant inspections and outstanding violations.

It was noted that proposals for these services would be obtained and presented at the November Board meeting.

Covenant Inspections and Enforcement Services:

The Board reviewed the proposal from Comprehensive Covenant Compliance Services, Inc. (CCCS) for covenant inspection and enforcement services and Mr. Scheirman noted that CCCS would replace CLA in this role. The Board directed Mr. Scheirman to obtain testimonials from existing CCCS clients and report back to the Board.

Other: None.

OTHER BUSINESS

Confirm Quorum for Next Meeting:

The Board confirmed a quorum for the next regularly scheduled Board Meeting on November 19, 2020 at 6:30 p.m.

The Board requested District Counsel prepare an overview of Districts vs. HOAs.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

DocuSigned by:
By Justin Phillips
265E9D43FC3274E7
Secretary for the Meeting

Attorney Statement

REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(4)(b), C.R.S., I attest that, in my capacity as the attorney representing the Mountain’s Edge Metropolitan District, I attended the executive session meeting for the Mountain’s Edge Metropolitan District which convened at 8:32 p.m. and adjourned at 9:05 p.m. on June 22, 2020, for the sole purpose of receiving from the Board's attorney, legal advice on specific legal questions related to the maintenance responsibility of the community fencing, as authorized by Section 24-6-402(4)(b), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S.

Signed _____
Elisabeth A. Cortese, Attorney for the District

Dated: _____
June 22, 2020

Certificate Of Completion

Envelope Id: BECD31CC3AAE44DEA4D1E45526C73CA6	Status: Completed
Subject: Please DocuSign: MEMD - 06-22-2020 MINUTES.pdf	
Client Name: Mountain's Edge Metro District	
Client Number: 011-044606	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Natalie Herschberg
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
	Natalie.Herschberg@claconnect.com
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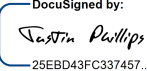
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/27/2021 3:21:38 PM
Certified Delivered	Security Checked	5/27/2021 3:48:30 PM
Signing Complete	Security Checked	5/27/2021 3:49:26 PM
Completed	Security Checked	5/27/2021 3:49:26 PM
Payment Events	Status	Timestamps
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