

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN'S EDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MAY 18, 2021

A Special meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "**Board**") was convened on May 18, 2021, at 6:00 p.m. at via Microsoft Teams. 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, all meeting attendees participated via conference/video call.

ATTENDANCE

Directors In Attendance Were:

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

Also In Attendance Were:

Celeste Terrell, Gigi Pangindian and Lindsay Ross; CliftonLarsonAllen LLP ("CLA")
Elisabeth A. Cortese and Emily Murphy; McGeady Becher P.C.
Laura Murawski; Resident

ADMINISTRATIVE MATTERS

Disclosures 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. Attorney Cortese noted 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.

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Quorum, Location of Meeting and Posting of Meeting Notice: Ms. Terrell confirmed the presence of a quorum, and the meeting was called to order.

The Board discussed 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 Reyes, seconded by Director Phillips and, upon vote, unanimously carried, the Board determined that 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, 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.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Reyes, seconded by Director Phillips and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24-hours prior to each meeting on the District's website and at the following location within the boundaries of the District, if posting on the website cannot occur: the mailboxes at either end of the community.

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

Public Comment: There was no public comment.

Vacancy on the Board and Appointment of Eligible Elector to the Board of Directors of the District: The Board discussed the vacancy on the Board. Ms. Murawski introduced herself and discussed interest in being on the Board. Upon a motion duly made by Director Reyes, seconded by Director Phillips and, upon vote, unanimously carried, the Board appointed Ms. Murawski to the Board to fill the vacancy.

Appointment of Officers: Following discussion, upon a motion duly made by Director Reyes, seconded by Director Phillips and, upon vote, unanimously carried, the following slate of officers was appointed for the District:

President: George Turtle
Secretary: Justin Phillips
Treasurer: Kevin Miller
Assistant Secretary: Mario Reyes
Assistant Secretary: Laura Murawski

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Minutes from the November 10, 2020 Special Board Meeting: Following review, upon motion duly made by Director Reyes, seconded by Director Turtle and, upon vote, unanimously carried, the Board approved the Minutes of the November 10, 2020 Special Meeting.

FINANCIAL MATTERS

Unaudited Financial Statements and Cash Position: Ms. Pangindian reviewed the unaudited financial statements and cash position for the period ending March 31, 2021 with the Board. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and cash position, as presented.

Payment of Claims: Ms. Pangindian reviewed the payment of claims in the amount of \$73,386.50. Following discussion, upon motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried, the Board ratified approval the payment of claims in the amount of \$73,386.50.

2020 Audit: Ms. Pangindian reviewed the draft 2020 Audit with the Board. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Reyes and, upon vote, unanimously carried, the Board approved the 2020 Audit and authorized execution of the representation letter, subject to Board and final legal review and receipt of an unmodified opinion from the Auditor, and authorized CLA to file the 2020 audit no later than July 31, 2021.

Century Communities Funding: Ms. Pangindian and Ms. Cortese provided an updated to the Board regarding the Century Communities Funding. No further action was taken.

LEGAL MATTERS

Differences Between Metropolitan Districts and Homeowners Associations (“HOAs”): Ms. Cortese reviewed the differences between metropolitan districts and HOAs. After extensive discussion, the Board directed Attorney Cortese to revise the explanation and recirculate the same for the Board’s review. Following final review from the Board, Ms. Terrell will post the explanation on the District website.

Amended and Restated Resolution Regarding Continuing Disclosure Policies and Procedures: Attorney Cortese reviewed the Amended and Restated Resolution Regarding Continuing Disclosure Policies and Procedures with the Board. Following discussion, upon a motion duly made by Director Reyes, seconded by Director Phillips and, upon vote, unanimously carried, the Board adopted the Amended and Restated Resolution Regarding Continuing Disclosure Policies and Procedures.

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Second Amendment to Resolution No. 2013-12-14 Regarding Colorado Open Records Act Requests: Attorney Cortese reviewed the Second Amendment to Resolution No. 2013-12-14 Regarding Colorado Open Records Act Requests with the Board. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Reyes and, upon vote, unanimously carried, the Board adopted the Second Amendment to Resolution No. 2013-12-14 Regarding Colorado Open Records Act Requests.

Acceptance of Tract G from Reserve at the Meadows, LLC and Special Warranty Deed Conveying the Same: Attorney Cortese reviewed the conveyance of Tract G with the Board. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried, the Board ratified acceptance of Tract G from Reserve at the Meadows, LLC and acknowledged the special warranty deed conveying the same.

**MANAGER
MATTERS/
OPERATIONS AND
MAINTENANCE**

Change Order No. 3 to Service Agreement for Landscape Maintenance Services with Keesen Landscape Management, Inc. for Winter Supplemental Watering in the Amount of \$1,275.00: Following review, upon a motion duly made by Director Phillips, seconded by Director Turtle and, upon vote, unanimously carried, the Board ratified the approval of Change Order No. 3 to Service Agreement for Landscape Maintenance Services with Keesen Landscape Management, Inc. for Winter Supplemental Watering in the amount of \$1,275.00.

Change Order No. 4 to Service Agreement for Landscape Maintenance Services with Keesen Landscape Management, Inc. for Native Seed on North Side in the amount of \$1,908.16: Following review, upon a motion duly made by Director Phillips, seconded by Director Turtle and, upon vote, unanimously carried, the Board approved Change Order No. 4 to Service Agreement for Landscape Maintenance Services with Keesen Landscape Management, Inc. for Native Seed on North Side in the amount of \$1,908.16.

Change Order No. 5 to Service Agreement for Landscape Maintenance Services with Keesen Landscape Management, Inc. for South Detention Tree and Weed Removal in the amount of \$880.00: Following review, upon a motion duly made by Director Phillips, seconded by Director Turtle and, upon vote, unanimously carried, the Board approved Change Order No. 5 to Service Agreement for Landscape Maintenance Services with Keesen Landscape Management, Inc. for South Detention Tree and Weed Removal in the amount of \$880.00.

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Decorations for Monument Sign: The Board discussed various options for monument sign decorations. The Board directed Ms. Terrell to obtain proposals from Keesen Landscape Management for decorations on the monument sign.

Security and Traffic Concerns: The Board discussed recent security incidents in the neighborhood and possible solutions for the same. No action was taken by the Board.

COVENANT ENFORCEMENT

Covenant Enforcement and Inspection Update: Ms. Terrell provided an update to the Board.

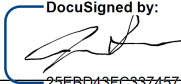
OTHER BUSINESS

Fencing: The Board discussed the condition of the fences. The Board directed Ms. Terrell to research the previous proposal obtained by Mr. Scheirman for staining work to be performed in phases and have the proposal updated for the Board to review at the next Board meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Phillips, seconded by Director Turtle and, upon vote, unanimously carried, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

By 
 25EBD43FC337457...
 Secretary for the Meeting

Certificate Of Completion

Envelope Id: 8252925765FE4BF1BF767699F4E59B14	Status: Completed
Subject: Please DocuSign: MEMD - Minutes 05-18-2021.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
	IP Address: 73.153.120.72

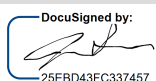
Record Tracking

Status: Original	Holder: Natalie Herschberg	Location: DocuSign
8/19/2021 3:40:32 PM	Natalie.Herschberg@claconnect.com	

Signer Events

Justin Phillips
 mountainsedgejustin@gmail.com
 Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Drawn on Device
 Using IP Address: 71.218.148.139
 Signed using mobile

Timestamp

Sent: 8/19/2021 3:50:49 PM
 Viewed: 8/21/2021 7:50:19 AM
 Signed: 8/21/2021 7:52:37 AM

Electronic Record and Signature Disclosure:
 Accepted: 8/21/2021 7:50:19 AM
 ID: 60fbb017-8d75-433d-a0e3-7059dda005a2

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	8/19/2021 3:50:49 PM
Certified Delivered	Security Checked	8/21/2021 7:50:19 AM
Signing Complete	Security Checked	8/21/2021 7:52:37 AM
Completed	Security Checked	8/21/2021 7:52:37 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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