

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.

RECORD OF PROCEEDINGS

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

RECORD OF PROCEEDINGS

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.

RECORD OF PROCEEDINGS

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.

RECORD OF PROCEEDINGS

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.

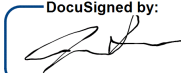
OTHER BUSINESS

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: |
| Envelopeld 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 |

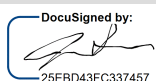
Record Tracking

| | | |
|----------------------|-----------------------------------|--------------------|
| 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**

Editor Delivery Events **Status** **Timestamp**

Agent Delivery Events **Status** **Timestamp**

Intermediary Delivery Events **Status** **Timestamp**

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 | 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**

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CliftonLarsonAllen LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.