

MINUTES OF THE SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS OF

HANCE RANCH METROPOLITAN DISTRICT

Held: Tuesday, December 8, 2020, at 10:00 a.m. via  
Teleconference

Due to the Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconference.

**Attendance**

The special meeting of the Board of Directors of the Hance Ranch Metropolitan District, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Matthew Gayda Cavanaugh  
Guillaume Pouchot  
Charles R. Hauptman

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Alex Fink, CliftonLarsonAllen LLP, District Accountant; Scott Bristol, Stillwater Community Management, District Manager.

**Call to Order**

It was noted that a quorum of the Board was present and the meeting was called to order.

**Conflict of Interest  
Disclosures**


Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest 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. Murphy 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.

<b>Agenda</b>	Ms. Murphy presented the agenda to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda.
<b>Public Comment</b>	None.
<b>Consider Approval of Minutes from November 18, 2020</b>	Ms. Murphy presented the November 18, 2020 minutes to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.
<b>Management Matters</b>	Mr. Bristol asked about snow removal services. The Board responded that no services were need for 2020/2021 season. No action was taken.
<b>Legal Matters</b>	
Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Public Improvements Acquisition and Reimbursement Agreement with Hance Ranch Station, LLC	Ms. Murphy and Mr. Fink presented the Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Public Improvements Acquisition and Reimbursement Agreement with Hance Ranch Station, LLC for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.
<b>Financial Matters</b>	None.
<b>Other Business</b>	Special Board Meeting scheduled for February 17, 2021 at 10:00 a.m.
Next Regular Board Meeting	July 21, 2021

## Adjourn

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

  
Guillaume Pouchot (May 21, 2021 08:33 MDT)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 19th day of May, 2021.









# 2021-05-19 Hance Ranch Meeting Signature Packet

Final Audit Report

2021-05-21

Created:	2021-05-20
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