

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

HANCE RANCH METROPOLITAN DISTRICT

Held: Wednesday, October 20, 2021, at 10:00 a.m. 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; and 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.

Agenda

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, as amended.

Public Comment

None.

Consent Agenda

Ms. Murphy reviewed the items on the consent agenda with the Board. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and/or adopted:

- Minutes from May 19, 2021 Special Meeting;
- 2022 Annual Administrative Resolution;
- Renewal of Property and Liability Coverage and Workers Compensation Coverage and SDA Membership;
- Master Service Agreement, Special Districts Preparation Scope of Work, and Payroll Services Scope of Work with Clifton Larson Allen LLP for District Accounting Services, subject to final review by counsel;
- Amended and Restated Public Records Request Policy;
- Resolution Designating the Location of Meetings of the Board of Directors;
- Increase of Insurance Coverage for 2021; and
- Engagement of Watson Coon Ryan to Prepare 2021 Audit.

Management Matters

Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements (A, B, C, and D) pursuant to the Public Improvement Acquisition and Reimbursement Agreement with Hance Ranch Station, LLC

Deferred.

Access Easement and Maintenance Agreement (Snow Removal) related to Tracts A and B

Ms. Murphy presented the Access Easement and Maintenance Agreement (Snow Removal) related to Tracts A and B for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Agreement.

Ratification of Independent Contractor Agreement (2021-2022 Snow Maintenance Services) with Environmental Landworks Company, Inc. dated

Ms. Murphy presented the of Independent Contractor Agreement (2021-2022 Snow Maintenance Services) with Environmental Landworks Company, Inc. dated October 1, 2021 for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the agreement.

October 1, 2021

Legal Matters

Consider Approval of Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) with Hance Ranch Station, LLC to Extend Term through 2022

Ms. Murphy presented the Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) with Hance Ranch Station, LLC to Extend Term through 2022 for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the amendment.

Adoption of Resolution Calling May 2022 Election and Designation of Method for Providing Notice of Call for Nominations

Ms. Murphy presented the Resolution Calling May 2022 Election and Designation of Method for Providing Notice of Call for Nominations for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution designating the website as the second method of providing notice.

Financial Matters

Consider Approval of Financial Statements and Cash Position Schedule

Mr. Fink presented the Interim Claims Listing from October 21, 2020 through October 12, 2021 in the amount of for \$87,231.04 for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the claims.

Mr. Fink presented the unaudited financial statements dated July 31, 2021 to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financial statements.

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 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.

Consider Approval of Requisition No. 4 Related to the Limited Tax Supported Limited Tax (Convertible To Unlimited Tax) General Obligation Bonds, Series

Mr. Fink presented Requisition No. 4 to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Requisition No. 4 in the amount of \$3,376.00 to the Hance Ranch Metropolitan District.

2020A3 Bonds

Consider Approval of Requisition No. 5 Related to the Limited Tax Supported Limited Tax (Convertible To Unlimited Tax) General Obligation Bonds, Series 2020A3 Bonds

Mr. Fink presented Requisition No. 5 to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Requisition No. 5 in the amount of \$237,307.76 to Hance Ranch Station, LLC.

Conduct 2022 Budget Hearing and Consider Adoption of Resolution to Adopt 2022 Budget and Set Mill Levies

Director Cavanaugh opened the public hearing on the proposed 2022 Budget. Ms. Murphy noted that the notice of the public hearing was published in the *Arvada Press/Jeffco Transcript* as required by Colorado law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Fink reviewed the 2022 Budget and Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2022 Budget as discussed, appropriating funds therefore and certifying 25.174 mills for the general fund and 60.419 mills in the debt service fund.

The Board directed legal counsel and the District's accountant to certify the mill levies by December 15, 2021 and file the 2022 Budget by January 30, 2022.

Other Business

None.

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 (Apr 21, 2022 11:10 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of April, 2022.