

MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF

HANCE RANCH METROPOLITAN DISTRICT

Held: Wednesday, October 4, 2023, at 8:30 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 Cavanaugh  
John “Charlie” Hood  
Charles R. Hauptman  
Jill Gundlach *\*arrived where indicated*  
Nick Bergman

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; and members of the public.

**Call to Order**

It was noted that a quorum of the Board was present and the meeting was called to order at 8:32 a.m.

**Presentation Regarding  
the Status of Public  
Infrastructure Projects  
within the District**

Mr. Bristol presented to the public. Director Hauptman noted asphalt repairs are scheduled for next week.

*\*Director Gundlach arrived*

**Presentation Regarding  
Outstanding Bonds**

Mr. Fink presented to the public.

**Review of the June 30,  
2023 Unaudited Financial  
Statements**

Mr. Fink presented to the public.

**Open Floor for Questions**

Ms. Lipschutz inquired about repairs needed to her home by Remington. Director Hauptman will research. Ms. Lipschutz also inquired about permit parking.

Ms. Erins inquired about the process with a fence down near her home. Mr. Bristol stated that she can submit a maintenance request through the online portal.

**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 at 8:50 a.m.

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

*Jill Gundlach*  
Jill Gundlach (Nov 29, 2023 09:48 MST)

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Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 25<sup>th</sup> day of October, 2023.