

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT (“District”)

Held: Friday, November 22, 2019 at 1:00 p.m. at:

1005 S. 120th Street
Lafayette, Colorado

Attendance

A Special Meeting of the Board of Directors of the Weems Neighborhood Metropolitan District, County of Boulder, Colorado (“**Board**”), was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Kennan Tompkins
Susan J. Weems – Excused at 1:20 p.m.
Kent Pedersen
Debra Hessler

Director Waiton was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were:

Robert G. Rogers, Esq. and Allison C. Fogg, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel, Brittany Superchi, CliftonLarsenAllen LLP, District Accountant

Call to Order

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

Conflict of Interest Disclosures

Mr. Rogers advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rogers 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. Mr. Rogers 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.

Approval of Agenda Mr. Rogers presented the Agenda to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the Agenda.

Public Comment: None

Consent Agenda Mr. Rogers reviewed the items on the consent agenda with the Board. Mr. Rogers 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 adopted:

- a. Minutes from May 21, 2019 Special Meeting
- b. Engagement Letter with CLA for Accounting Services
- c. Resolution Calling the May 5, 2020 Election
- d. Temporary Construction Easement Agreement between the District and Lennar Colorado, LLC dated June 19, 2019

Legal Matters

Discuss HB19-1087 and Electronic Posting for Meeting Notices, Discuss District Website and Consider Adoption of Resolution Concerning Online Notice of Regular and Special Meetings

Mr. Rogers presented the HB17-1087 and the Electronic Posting notices Resolution to the Board for consideration. It was noted that once the District has a website, there will be no need to post physical Notices. Following discussion, upon motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Adoption of 2020 Annual Administrative Resolution

Mr. Rogers presented the 2020 Annual Administrative Resolution to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Approval of the First Amendment to Ditch Crossing and Easement Relocation Agreement (Davidson High Line)

Mr. Rogers presented the First Amendment to Ditch Crossing and Easement Relocation Agreement (Davidson High Line) to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the easement, subject to final review and approval of Director Pedersen and Director Tompkins.

Insurance Matters

Consider Approval of Property and Liability Schedule and Limits for 2020

Mr. Rogers presented the 2020 Property and Liability Schedule and Limits to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved legal counsel to bond coverage subject to confirmation that rates are comparable to the 2019 policy.

Financial Matters

Conduct Public Hearing on 2020 Budget

Director Pedersen opened the public hearing on the proposed 2020 Budget. Mr. Rogers noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. Ms. Superchi reviewed the proposed 2020 Budget with the Board. There being no public comment, the hearing was closed.

Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2020 Budget.

Discuss Event Space and Proposed O&M Budget for Event Space

The Board deferred this item.

Director Matters

Discussion Regarding Director Qualifications

The Board deferred this item.

Discussion Regarding Engagement of Engineer for Cost Certification Services

The Board deferred this item.

Discussion Regarding
Meeting Location and
Regular Meeting Dates

The Board entered into a brief discussion regarding 2020 meeting dates. After discussion, the Board agreed to meet on the third Thursday of May and October at 3:00 p.m. at 1005 South 120th Street, Lafayette, Colorado.

Other Business

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 record constitutes a true and correct copy of the Minutes of the above-referenced meeting.



Secretary









Execution Packet - Weems Neighborhood

Final Audit Report

2020-05-28

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