

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT

Held: Thursday, October 15, 2020 at 11:30 a.m. at:

Due to the Executive Order issued by Governor Polis on April 26, 2020, requiring all residents of the State of Colorado to stay at-home to minimize the spread and impact of COVID-19, and the Updated Public Health Order 20-28 implementing the Executive Order, issued by the Colorado Department of Health and Environment (CDPHE) on April 26, 2020, the meeting was held via teleconference.

**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:

Susan J. Weems  
Kent Pedersen  
Debra Hessler  
Jennifer Waiton

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

Also present were:

Allison C. Fogg, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Brittany Superchi and Ben Houghton, CliftonLarsonAllen, District Accountant

**Call to Order**

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

**Conflict of Interest Disclosures**

Ms. Fogg advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Fogg 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. Fogg 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** Ms. Fogg presented the Agenda to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the Agenda as amended to remove item 3.C.

**Public Comment:** None

**Consent Agenda** Ms. Fogg reviewed the items on the consent agenda with the Board. Ms. Fogg 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 28, 2020 Special Meeting
- b. Resolution of 2021 Annual Administration Resolution

**Development Matters**

Discuss Development and Construction Updates No updates were provided.

**Legal Matters**

Discuss Proposed Exclusion by Property Owner Hearteye Village Land Company LLC from the District No updates were provided.

**Insurance Matters**

Consider Approval of Property and Liability Schedule and Limits for 2021 Ms. Fogg presented Property and Liability Schedule and Limits for 2021. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the schedule.

**Financial Matters**

Conduct Public  
Hearing on 2020  
Budget

Director Pedersen opened the public hearing on the proposed 2021 Budget. Ms. Fogg noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Superchi reviewed the 2021 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the adopting the 2020 Budget, appropriating funds therefor and certifying 0.000 mills.

Payables

Ms. Superchi presented the payables to the Board for review. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the payables.

**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.



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Secretary









# 2021-01-28 Weems Neighborhood Execution Packet

Final Audit Report

2021-01-28

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By:	Dana Anderson (danderson@wbapc.com)
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