

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT

Held: October 19, 2022 at 1:00 p.m. 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:

Kent Pedersen
Keenan Tompkins
Debra Hessler
Jennifer Thornbloom

Also present were:

Robert Rogers, Esq. and Audrey Johnson, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Eric Winter and Jason Carrol, CliftonLarsonAllen, District Accountant.

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

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 as presented.

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 motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- a. Minutes from October 21, 2021 Special Meeting
- b. 2023 Annual Administrative Resolution
- c. Resolution Calling Regular Election
- d. Agreement for Cost and Certification Services with Terra Forma Solutions, Inc.

Development Matters

Development and Construction Updates The Board engaged in general discussion regarding the development for Filing No. 1. The development has been completed with the exception of ditch work on the northern side. The development team is reviewing costs and preparing for cost certifications.

Insurance Matters

Approval of Property and Liability Schedule and Limits for 2023 The Board reviewed the current general liability schedule and limits. Following discussion, upon motion duly made and seconded, the Board unanimously approved the general liability schedule and authorized legal counsel to bind coverage.

Financial Matters

Public Hearing on 2023 Proposed Budget Director Pedersen opened the public hearing on the proposed 2023 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. There being no public comment, the hearing was closed.

Adoption of Resolution Approving of 2023 Budget

Mr. Carrol reviewed the 2023 Budget Resolution with the Board. The Board engaged in general discussion regarding the mill levy. Following discussion, upon motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2023 Budget, appropriating funds therefor, and certifying 20.050 mills for the General Fund and 35.088 mills for the Debt Service Fund.

Legal Matters

District Website

The Board reviewed the Ratification of Engagement of Heathery Creative. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of the Districts website.

Other Business

The next meeting is scheduled for May 18, 2023 at 11:30 a.m.

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 for the Meeting

The foregoing minutes were approved by the Board of Directors on the 18th day of May, 2023.