

MINUTES OF AN ORGANIZATIONAL MEETING OF THE
BOARD OF DIRECTORS

OF

EVAN'S PLACE METROPOLITAN DISTRICT

Held: Friday, December 6 2020 at 3:300 p.m.
At: 7207 Ellingwood Avenue, Frederick, Colorado

Attendance

The organizational meeting of the Board of Directors of Evan's Place Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Kacy Flemons
Joshua Rutzen
Jody Rowland

Also present were William P. Ankele, Jr., Esq., and Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law.

Call to Order/Declaration
of Quorum

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

Conflict of Interest
Disclosures

Mr. Ankele advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Ankele 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. Ankele 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. Ankele presented the proposed agenda to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Election of Officers

The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Flemons as President, Director Rutzen as Treasurer/Secretary, and Director Rowland as Assistant Secretary.

Public Comment

None.

Administrative Matters

Consider Approval of Resolution Regarding Electronic Posting of Meeting Notices

Mr. Ankele presented the Resolution Regarding Electronic Posting of Meeting Notices to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Adoption of Public Records Request Policy

Mr. Ankele presented the Public Records Request Policy to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Adoption of Resolution Adopting the Colorado Special District Records Retention Schedule

Mr. Ankele presented the Resolution Adopting the Colorado Special District Records Retention Schedule to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Approval of Resolution Adopting Personal Data Privacy Policy

Mr. Ankele presented the Resolution Adopting Personal Data Privacy Policy to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Approval of Execution of (1) Form SS-4 Application for Federal Employer Identification Number; (2) Application for Colorado Sales Tax Exemption Number; and (3) Application for Assignment of PDPA Numbers

Mr. Ankele reviewed Form SS-4, Colorado Sales Tax Exemption Number application, and Application for Assignment of PDPA numbers with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the applications, and directed legal counsel to prepare and file.

Discuss and Consider Establishment of Bank Accounts and Authorize

The Board discussed the establishment of bank account and authorized signers. Following discussion, the Board approved the establishment of bank accounts and authorized Director Flemons and

Signers on the Accounts
(with all checks requiring
two signatures)

Director Rutzen as authorized signers.

Insurance and Liability
Matters

Discuss and Consider
Adoption of Resolution
Providing for the Defense
and Indemnification of
Directors and Employees of
the Districts

Mr. Ankele presented the Resolution Providing for the Defense and Indemnification of Directors and Employees of the Districts to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Discuss Insurance Options
and Consider Adoption of
Resolution Approving an
IGA with the Colorado
Special Districts Property
and Liability Pool and
Authorize Membership in
the Special District
Association

Mr. Ankele discussed Insurance Options with the Board, and presented the Resolution Approving an IGA with the Colorado Special Districts Property and Liability Pool and Authorize Membership in the Special District Association. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution and authorized membership into the Special District Association.

Consider Approval of
Agency Services
Agreement with T. Charles
Wilson Insurance Services

Mr. Ankele presented the Agency Services Agreement with T. Charles Wilson Insurance Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Discuss Worker's
Compensation Coverage
and Consider Authorizing
Filing of Exclusion of
Uncompensated Public
Officials form for 2020
Policy Period

The Board discussed Discuss Worker's Compensation Coverage and filing of Exclusion of Uncompensated Public Officials form for 2020 Policy Period. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the filing.

Consider Approval of
Property and Liability
Insurance Limits and
Deductibles

Mr. Ankele discussed Property and Liability Insurance Limits and Deductibles with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Property and Liability Insurance.

Legal Matters

Consider Approval of
Intergovernmental

Mr. Ankele presented the Intergovernmental Agreement with the Town of Keenesburg Regarding the Service Plan. Following

Agreement with the Town of Keenesburg Regarding the Service Plan

discussion upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of Funding and Reimbursement Agreement with LGI Homes-Colorado, LLC

Mr. Ankele presented the Funding and Reimbursement Agreement with LGI Homes-Colorado, LLC to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Approval of Public Improvements Acquisition and Reimbursement Agreement with LGI Homes-Colorado, LLC

Mr. Ankele presented the Public Improvements Acquisition and Reimbursement Agreement with LGI Homes-Colorado, LLC to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Discuss and Consider Adoption of 2020 Annual Administrative Resolution

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

Consider Adoption of Resolution Calling the May 5, 2020 Election

Mr. Ankele presented the Resolution Calling the May 5, 2020 Election to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Approval of Resolution Concerning Authorization for Approval of Contracts and Payment of Claims

Mr. Ankele presented the Resolution Concerning Authorization for Approval of Contracts and Payment of Claims to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Approval of the Eligible Governmental Entity Agreement with SIPA

Mr. Ankele presented the Eligible Governmental Entity Agreement with SIPA to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Engagement of Consultants

Consider Approval of Engagement Letters with White Bear Ankele Tanaka & Waldron for Legal Services

Mr. Ankele presented the Engagement Letters with White Bear Ankele Tanaka & Waldron for Legal Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Discussion re Engagement District Accountant

The Board engaged in a discussion regarding the Engagement of a District Account. No decision was made and the Board tabled the

matter until a future Board meeting.

Discussion re Engagement of District Engineer for Cost Certification Services

The Board engaged in a discussion regarding the Engagement of District Engineer for Cost Certification Services. No decision was made and the Board tabled the matter until a future Board meeting.

Financial Matters

Conduct Public Hearing on 2019 Budget

Director Flemons opened the public hearing on the proposed 2019 Budget. Mr. Ankele 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.

Consider Approval of Resolution Adopting the 2019 Budget

Mr. Ankele reviewed the 2020 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution adopting the 2019 Budget, appropriating funds therefor and certifying 0.000 mills for the General fund, 0.000 mills for the Debt Service fund, and 0.000 mills for the Capital Projects fund.

Conduct Public Hearing on 2020 Budget

Director Flemons opened the public hearing on the proposed 2020 Budget. Mr. Ankele 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.

Consider Approval of Resolution Adopting the 2020 Budget

Mr. Ankele reviewed the 2020 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution adopting the 2019 Budget, appropriating funds therefor and certifying 60.000 mills for the General fund, 0.000 mills for the Debt Service fund, and 0.000 mills for the Capital Projects fund.

Other Business

Next Meeting: Tuesday, November 3, 2020.

Adjourn

There being no further business to come before the Board, and following discussion and upon a 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.

Jody Rowland

Secretary for the Meeting

The foregoing minutes were approved on the 3rd day of November 2020.