

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

EVAN'S PLACE METROPOLITAN DISTRICT

Held: Tuesday, November 3, 2020 at 10:30 a.m.

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

The special meeting of the Board of Directors of the 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
Josh Rutzen
Jody Rowland

Also present were William P. Ankele, Jr., Esq., Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Alex Fink, CliftonLarsonAllen, LLP.

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. White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. White 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. White inquired into whether members of the Boards 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. White 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 Secretary/Treasurer, and Director Rowland as Assistant Secretary.

Consider Approval of Resolution Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings

Mr. White presented the Resolution Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Public Comment

None.

Consent Agenda

Mr. White reviewed the items on the consent agenda with the Board. Mr. White 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:

- Minutes from December 6, 2019 Organizational meeting
- 2021 Annual Administrative Resolution
- 2019 Annual Report
- Property and Liability Schedule and Limits
- Resolution Establishing Electronic Signature Policy

Legal Matters

Discuss District Website Options with SIPA and Heatherly Creative, LLC

Mr. White presented memorandums regarding the creation and maintenance of a District website, with the Statewide Internet Portal Authority and Heatherly Creative, LLC. Following discussion, upon a motion duly made and seconded, the Board approved the website creation using Heatherly Creative, LLC.

Consider Approval of Infrastructure Acquisition and Reimbursement Agreement with LGI Homes – Colorado, LLC

Mr. White presented the Infrastructure Acquisition and Reimbursement Agreement with LGI Homes – Colorado, LLC to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the agreement.

Discussion and Consider Approval of Engagement Letter with Ranger Engineering for Cost Certification Services

Mr. White presented the Engagement Letter with Ranger Engineering for Cost Certification Services to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the engagement of Ranger Engineering.

Financial Matters

Consider Ratification of Engagement Letter with CliftonLarsonAllen, LP for accounting services

Mr. White presented the Engagement Letter with CliftonLarsonAllen, LP for accounting services with the Board. Following discussion, upon a motion duly made and seconded, the Board ratified the letter.

Consider Approval of Payables/Financials

There were no Payables or Financials to approve.

Public Hearing on 2020 Budget Amendment

Director Flemons opened the public hearing on the 2020 Budget Amendment. Mr. White 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 Adoption of Resolution Amending the 2020 Budget

Mr. Fink reviewed the Resolution Amending the 2020 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the Capital Projects Fund to \$7,945,000.

Public Hearing on 2021 Budget

Director Flemons opened the public hearing on the proposed 2021 Budget. Mr. White 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 Adoption of Resolution Approving the 2021 Budget

Mr. Fink reviewed the 2021 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution adopting the 2021 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 Fund.

Discuss Auditor for 2020 Audit

The Board engaged in a discussion regarding an Auditor for the 2020 Audit. Following discussion, upon a motion duly made and seconded, the Board authorized Director Flemons to review audit proposals and approve an auditor engagement letter upon receipt.

Bond Matters

Consider Approval of Bond Fee Disclosure Letter from White Bear Ankele Tanaka & Waldron

Mr. White presented the Bond Fee Disclosure Letter from White Bear Ankele Tanaka & Waldron to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the Fee Disclosure Letter.

Consider Approval of Engagement Letter with DA Davidson & Company for Investment Banking Services

Mr. White presented the Engagement Letter with DA Davidson & Company for Investment Banking Services to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the Engagement Letter.

Consider Approval of Engagement Letter with Ballard Spahr for Bond Counsel Services

Mr. White presented the Engagement Letter with Ballard Spahr for Bond Counsel Services to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the Engagement Letter.

Consider Approval of Engagement Letter with Sherman & Howard for Disclosure Counsel Services

Mr. White presented the Engagement Letter with Sherman & Howard for Disclosure Counsel Services. Following discussion, upon a motion duly made and seconded, the Board approved the Engagement Letter.

Consider Approval of Engagement Letter with CliftonLarsonAllen for Financial Forecast Services

Mr. White presented the Engagement Letter with CliftonLarsonAllen for Financial Forecast Services to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the Engagement Letter.

Consider Approval of Engagement Letter with MetroStudy for Market Study Services

Mr. White presented the Engagement Letter with MetroStudy for Market Study Services to the Board. Following discussion, upon a motion duly made and seconded, the Board approved the Engagement Letter.

Discuss and Consider Engagement of Financial Advisor

The Board discussed the Engagement of a Financial Advisor. Following discussion, upon a motion duly made and seconded, the Board directed legal counsel to obtain proposals for financial advisors and authorized Director Flemons to approve an engagement letter.

Other Business

Next Meeting – November 17, 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.

Joshua Ritzgen

Secretary for the Meeting

The foregoing minutes were approved on the 21st day of December, 2020.