

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

YARROW GARDENS METROPOLITAN DISTRICT

Held: Monday, November 25, 2019 at 2:00 p.m.
1875 Lawrence Street, Suite 900, Denver CO

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following Directors were in attendance:

Gene Myers
Stephen Myers
William Rectanus

All Directors' absences are deemed excused unless a contrary notation is recorded in these minutes.

Eve M. Grina, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District general counsel, and Bryan Reid, Thrive Home Builders.

Call to Order/Declaration of Quorum

Director Gene Myers noted that a quorum of each Board was present and therefore called the meeting to order.

Director Disclosures

Ms. Grina advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Grina reported that disclosures for those directors with 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. Grina noted that a quorum was present and 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 Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Ms. Grina presented the Board with the agenda for the meeting. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comment

None.

Consent Agenda

The Board reviewed the Consent agenda items. Following discussion, upon motion duly made and seconded b, the Board unanimously approved the consent agenda:

Consider Approval of Minutes from August 5, 2019 Special Meeting

Legal Matters

Consider Adoption of 2020 Annual Administrative Resolution

Ms. Grina reviewed the 2020 Annual Administrative Resolution with the Board. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.

Consider Adoption of Resolution Concerning Online Notice of Regular and Special Meetings

Ms. Grina reviewed the Resolution Concerning Online Notice of Regular and Special Meetings with the Board. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.

Consider Approval of Eligible Government Entity Agreement with Statewide Internet Portal Authority

Ms. Grina reviewed the Eligible Government Entity Agreement with Statewide Internet Portal Authority with the Board. Following discussion, upon motion duly made and seconded, the Board approved the agreement.

Discuss and Consider Adoption of Resolution Calling May 2020 Director Election

Ms. Grina reviewed the Resolution Calling May 2020 Director Election with the Board. Following discussion, upon motion duly made and seconded, the Board adopted the resolution.

Consider Approval of Property and Liability Insurance Limits and Deductibles

Ms. Grina informed the Board that the 2020 renewal proposals from the Special District Property and Liability Pool had not yet been received. Following discussion, upon motion duly made and seconded, and upon a vote unanimously carried, the Board determined to bind the same coverage and liability limits as 2019, subject to final approval by a director once the 2020 proposal is available.

Financial Matters

Consider Approval of Payables and Acceptance of Financials

Tabled.

2020 Budget Hearing

Director Gene Myers opened the public hearing on the 2020 Budget. Ms. Grina noted that notice of the public hearing was published in accordance with Colorado law in the *Wheat Ridge Transcript* on October 24, 2019. No written objections were received prior to the hearing. There being no public comment, the hearing was closed.

Consider Adoption of 2020 Budget Resolution

Ms. Grina reviewed the proposed 2020 budget with the Board. Following discussion, upon motion duly made and seconded, the Board approved the resolution adopting the 2020 budget, and determined to certify 8.000 mills for general operating expenses and 60.000 mills for debt service for collection in 2020.

General Matters

Appointment of Director to Board and Administration of Oath of Office

Ms. Grina noted that there was a vacancy on the Board and hat a Notice of Vacancy had been published in the *Wheat Ridge Transcript* on October 3, 2019. Following discussion, upon motion duly made and seconded, the Board appointed Mr. Bryan Reid to the Board.

Election of Officers

The Board engaged in a discussion regarding the election of officers. Following discussion, upon motion duly made and seconded, the Board unanimously elected Director Reid as Assistant Secretary and to leave the other officer appointments unchanged.

Consider Proposals for Management, Covenant Enforcement, Billing & Collection Services

Mr. Reid presented the proposals for Management, Covenant Enforcement, Billing & Collection Services to the Board. Following discussion, the Board determined to engage White Bear Ankele Tanaka & Waldron as District manager, and instructed Mr. Reid and Ms. Grina to continue negotiations with community and property management companies to secure property management, covenant enforcements, billing and collection services.

Other Business

None.

Adjourn

There being no further business to come before the Board and upon motion duly made, seconded, and unanimously

carried, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



Secretary for the Meeting