

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

HASKINS STATION METROPOLITAN DISTRICT

Held: Wednesday, May 18, 2022 at 11:30 a.m.

*This meeting was held via teleconference.*

**Attendance**

The regular meeting of the Board of Directors of Haskins Station Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Christian M. Janke  
Christopher Elliott  
Matthew Gayda Cavanaugh  
Charles R. Hauptman

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

Also present were Megan J. Murphy, Esq., and Kristin B. Tompkins, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Sarah Hunsche, E5X Management, and Scott Pearson, CliftonLarsonAllen LLP, District Accountant.

**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**

Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy 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. Murphy 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.

<b>Approval of Agenda</b>	Ms. Murphy 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 amended.
<b>Consider Appointment of Officers</b>	The Board engaged in general discussion regarding the appointment of officers. Following discussion, upon a motion duly made and seconded, the Board unanimously appointed the following officers: Christian M. Janke, President Charles R. Hauptman, Vice President Corey Elliott, Treasurer Matt Cavanaugh, Assistant Secretary Christopher Elliott, Assistant Secretary
<b>Public Comment</b>	None.
<b>Consider Approval of Minutes from March 16, 2022 Regular Meeting</b>	Ms. Murphy presented the minutes from the March 16, 2022 Regular Meeting for consideration. Following discussion, upon a motion duly made, seconded and unanimously approved the meeting minutes.
<b>Legal Matters</b>	
Consider Engagement of District Manager	Ms. Murphy presented the Addendum to Engagement Letter with White Bear Ankele Tanaka & Waldron for management services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the addendum, subject to receipt of a notice to proceed anticipated for August 1, 2022.  Ms. Tompkins presented the proposal from Community Preservation Specialists, Inc. for covenant compliant services. Following discussion, upon a motion duly made and seconded, the Board of unanimously approved the engagement of Community Preservation Specialists, Inc. under option A8-A5/4-5 for 2022.
Discuss Trash Service	None.
Consider Consent to Declaration of Covenants, Conditions and Restrictions for Haskins Owners Association	Ms. Murphy presented the Consent to Declaration of Covenants, Conditions and Restrictions for Haskins Owners Association to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Consent.

Consider Appointment of Architectural Review Committee

Ms. Murphy presented the Resolution Regarding Appointment of the Architectural Review Committee to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Resolution and Appointed Director Janke, Director Corey Elliott, and Ms. Hunsche to the Architectural Review Committee.

### **Financial Matters**

Conduct 2022 Budget Amendment Hearing and Consider Adoption of Resolution to Amend 2022 Budget

Director Janke opened the public hearing on the amended 2022 Budget. Ms. Murphy noted that noticed of the 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.

Mr. Pearson presented the amended 2022 Budget to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution to Amend 2022 Budget amending the Capital Projects Fund to \$10,065,797.

### **2022 Bond Matters**

Consider Approval of Term Sheet

Ms. Murphy presented the Term Sheet to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Term Sheet with the change of the closing date.

Consider Approval of Engagement Letter with North Slope Capital Advisors for External Financial Services

Ms. Murphy presented the Engagement of North Slope Capital Advisors to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of North Slope Capital Advisors for External Financial Services.

Consider Approval of Engagement Letter with CliftonLarsonAllen LLP to Prepare Financial Forecast

Ms. Murphy presented the Engagement of CliftonLarsonAllen to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of CliftonLarsonAllen to Prepare the Financial Forecast.

Consider Approval of Engagement Letter with Piper Sandler & Co. for Placement Agent Services

Ms. Murphy presented the Engagement of Piper Sandler & Co. to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of Piper Sandler & Co. for Placement Agent Services.

Consider Approval of Engagement Letter with Kutak Rock LLP as Bond Counsel

Ms. Murphy presented the Engagement of Kutak Rock to the Board. Following discussion, upon a motion duly made and seconded the Board unanimously approved the engagement of Kutak Rock as Bond Counsel.

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

Ms. Murphy presented the Special Bond Fee Disclosure Letter to the Board. Ms. Murphy advised the Board that White Bear Ankele Tanaka & Waldron is not independent as to the Special Letter and advised the Board of its right to engage independent counsel to review the letter. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Fee Disclosure.

Consider Approval of Engagement Letter with King & Associates to Prepare Residential Market and Appreciation Analysis

Ms. Murphy presented the Engagement of King & Associates to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of Kings & Associates to Prepare Residential Market and Appreciation Analysis.

Other Financial Matters

None.

**Other Business**

Director Janke is working on the irrigation mapping.

**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.



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Secretary for the Meeting

The foregoing minutes were approved on the 15<sup>th</sup> day of June, 2022.