

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

HASKINS STATION METROPOLITAN DISTRICT

Held: Wednesday, October 18, 2023, at 11:30 A.M.

The 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
Corey Elliott
Matthew Gayda Cavanaugh

Director Charles R. Hauptman was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Ashley B. Frisbie and Dan J. Cordova, White Bear Ankele Tanaka & Waldron, District Management; Sarah Hunsche, E5X Management; Susie Ellis, Community Preservation Specialists, Inc.; and Alyssa Ferreira, CliftonLarsonAllen LLP, District Accountant.

Call to Order/Declaration of Quorum

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

Conflicts of Interest Disclosures

Ms. Frisbie advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Frisbie reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, 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. Frisbie 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

Ms. Frisbie presented the Board with the proposed agenda for the meeting. Upon motion duly made and seconded, the Board unanimously approved the agenda, as presented.

Election of Officers

Ms. Frisbie noted that the Board is required to have a President, a Treasurer, and a Secretary, which Secretary position is not required to be a member of the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to keep the officer positions as currently shown.

Public Comment

None.

Consent Agenda

Ms. Frisbie reviewed the items on the consent agenda with the Board. Ms. Frisbie advised the Board that any item may be moved 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 Board unanimously approved, ratified, and/or adopted following:

- a. Minutes from December 12, 2022 Special Meeting;
- b. Engagement Letter with Haynie & Company to prepare 2022 Audit;
- c. 2022 Audit;
- d. 2022 Annual Report; and
- e. Resolution of the Architectural Review Committee Adopting an Amendment to the Residential Improvement Guidelines and Site Restrictions (Water-Wise Landscaping).

Management Matters

Update on Status of Operations and Maintenance Agreement (Filing No. 1) with Haskins Station Owners Association

Mr. Cordova provided the Board with an update on the status of the Operations and Maintenance Agreement (Filing No. 1) with Haskins Station Owners Association (“HOA”), noting that the agreement is being modified to add an exhibit for the sidewalks. Mr. Cordova noted that an updated Operations & Maintenance Map is also being prepared.

Discuss Request from Resident to Amend

Ms. Frisbie informed the Board that a resident has requested that the Board consider amending the District’s Residential

Residential Improvement Guidelines and Site Restrictions to Allow Metal Railing

Improvement Guidelines and Site Restrictions to allow for metal railings on the side patios of duplex lots. Ms. Ellis noted that the guidelines are very specific, and only allow wood railings that are painted the same color of the home. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to modify the Residential Improvement Guidelines and Site Restrictions to allow for the installation of black metal railings on the side patios of duplex lots, in addition to the materials currently allowed.

Discuss Community Garden

Ms. Frisbie informed the Board that the Final Development Plan for the community contemplated a community garden, and management has received interest from one resident regarding starting a community garden; however, the approved Landscaping Plan did not account for the community garden and only calls for native seed to be installed in that area. Following discussion, the Board directed management to solicit feedback from the community to see if there is any additional interest in the installation of a community garden and creation of a Community Garden Committee.

Other Management Matters

None.

Legal Matters

Review Proposals and Consider Engagement of Special Counsel for Foreclosure, Collection, and Covenant Enforcement Services

Ms. Murphy presented the Boards with proposals from multiple firms for foreclosure, collection, and covenant enforcement services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of Winzenburg, Leff, Purvis & Payne, LLP as Special Counsel for Foreclosure, Collection, and Covenant Enforcement Services.

Other Legal Matters

None.

Financial Matters

Consider Approval of Claims

Ms. Ferreira presented the Board with the claims through October 9, 2023. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the claims in the amount of \$102,731.60.

Consider Acceptance of Schedule of Cash Position

Ms. Ferreira presented the Board with the Schedule of Cash Position, updated as of October 9, 2023. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Schedule of Cash Position.

Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Public Improvements Acquisition and Reimbursement Agreement with SSM Ridge, LLC

Ms. Ferreira presented the Board with the Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Public Improvements Acquisition and Reimbursement Agreement with SSM Ridge, LLC. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution and certified District Eligible Costs in the amount of \$2,050,343.42.

Discuss and Consider Approval of Documentation Required to Fully Draw Down the District's Junior Subordinate Lien Limited Tax General Obligation Draw Down Bonds, Series 2022C(3), up to \$5,202,000

Ms. Ferreira presented the Board with Draw Request No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Draw Request No. 1 and any additional documentation required to fully draw down the District's Junior Subordinate Lien Limited Tax General Obligation Draw Down Bonds, Series 2022C(3), in an amount up to \$5,202,000.

Other Financial Matters

None.

Other Business

None.

Adjournment

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.


Matt Cavanaugh [Nov 20, 2023 13:53 MST]

Secretary for the Meeting

The foregoing minutes were approved on the 15th day of November, 2023.