

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

CRYSTAL VALLEY METROPOLITAN DISTRICT
NO. 2

Held: April 7, 2021 at 5:00 P.M. via Zoom Teleconference

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Mark Turner
Jerry Biesboer
Carl Smith
Brian Bates
Linda Sweetman

Also present was Kristen D. Bear, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; and Cathleen Hamilton, CPA, Simmons & Wheeler, P.C.

Call to Order/Director
Qualification

It was noted that a quorum of the Board was present and that the directors had confirmed their qualifications to serve, and therefore, called the meeting to order.

Director Disclosures

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

Election of Board Members	The Board engaged in a general discussion. Following discussion, upon a motion duly made and seconded, the Board appointed Director Sweetman as President, Director Biesboer as Vice President, Director Smith as Treasurer, Director Bates as Secretary, and Director Turner as Assistant Secretary.
Approval of Agenda	Ms. Bear presented the proposed agenda to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as presented with the addition of other business (landscape warranty) and financial reporting.
Public Comment	None.
Consider Approval of Minutes from November 4, 2020, February 16, 2021, and March 17, 2021 meetings	The Board reviewed the minutes from November 4, 2020, February 16, 2021, and March 17, 2021 meetings. Following discussion, upon a motion duly made and seconded, Director Smith abstained from voting, the Board approved the minutes.
Financial Matters	It was noted that Ms. Hamilton will be continuing to work billings through bill.com . She will coordinate with check signing authorizations and w-9s for Carl and Brian.
Consider Approval of Payables/Financials	Ms. Hamilton presented the financial statements and claims to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board accepted the financial statements and ratified the claims.
Consider Auditor Proposals	The Board engaged in a general discussion regarding the Auditor Proposals. Following discussion, upon a motion duly made and seconded, the Board approved engagement with Hiratsuka and Associates in the amount of five thousand dollars (\$5,000).
Other Business	The Board engaged in a general discussion about the timing associated with dissolution and remaining construction for landscaping corridor. It was noted that one item remaining after construction would be the one year warranty and that the Town would have completed initial acceptance based upon construction and designer sign off. The Board engaged in a general discussion of taking assignment of one year warranty.
	It was noted to check with Mr. Richmond on how long the warranty period is, Director Turner indicated that HOA required

period is two years. The Board engaged in a general discussion regarding warranty, specifically regarding when the warranty bond will be back up and the possibility of getting the developer entity to provide a warranty agreement for one year period. It was noted that any assignment would have to be predicated on initial acceptance and walk through of HOA and the Town (to the extent it might be involved), not just of District No. 1, prior to the point of assignment of the warranty and underlying bond. Also the warranty would require certification of engineer and District No. 1 that all improvements have been installed according to plans and specs. Ms. Bear is to get the Board a proposed outline of points to review.

Adjourn

There being no further business to come before the Board, 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.

Brian Bates

Brian Bates (Jun 8, 2021 20:36 CDT)

Secretary for the Meeting

The foregoing minutes were approved on the 2nd day of June, 2021.