RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF RRC METROPOLITAN DISTRICT NO. 2

Held: Thursday, April 6, 2023, at 10:00 a.m. via Zoom video/telephone conference. The meeting was open to the public.

Attendance

A Special Meeting of the Board of Directors of the RRC Metropolitan District No. 2, County of Jefferson, State of Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Kent Pedersen, President
Jonathan "Jack" Beckwitt, Treasurer
Debra Hessler, Secretary
Alexander Ray, Assistant Secretary
Jennifer Thornbloom, Assistant Secretary

<u>Also present were</u>:
Paula Williams, Esq., Jay Morse, Esq., and Craig Sorensen; McGeady Becher P.C.
Cathy Hamilton; Simmons & Wheeler, P.C.

Disclosure of Potential Conflicts of Interest

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Mr. Sorensen that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no new conflicts of interest were disclosed at the meeting.

Quorum / Meeting Location / Posting of Notices

Mr. Sorensen confirmed the presence of a quorum. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's board meeting.

The Board determined that the meeting would take place via Zoom video/telephone conference. Mr. Sorensen reported that notice was duly posted on the website of the District, and that no objections to the meeting location or the video/telephonic manner of the meeting, or any requests that the meeting location or video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Approval of Agenda	The Board reviewed the agenda for the meeting. Following review and discussion, and upon motion duly made by Director Beckwitt, seconded by Director Thornbloom, and upon vote unanimously carried, the Board approved the agenda, as presented.
Minutes of February 14, 2023 Regular Meeting	The Board reviewed the minutes of the February 14, 2023 Regular Meeting. Following review and discussion, and upon motion duly made by Director Thornbloom, seconded by Director Beckwitt, and upon vote unanimously carried, the Board approved the minutes, as presented.
May 2, 2023 Regular Directors' Election ("Election")	Mr. Sorensen informed the Board that the Election was cancelled, as permitted by statute, as there were not more candidates than seats available. Directors Hessler, Ray and Thornbloom were each deemed elected to new 4-year terms ending in May 2027.
Accounting Services	Ms. Wheeler and the Board discussed the accounting services to be provided by Simmons & Wheeler, P.C. after the establishment of the RRC Authority. Ms. Wheeler indicated she would be preparing a new engagement agreement for the RRC Authority and RRC Metropolitan District Nos. 1, 2, 4, 5 and 6. Following discussion, and upon motion duly made by Director Pedersen, seconded by Director Beckwitt, and upon vote unanimously carried, the Board approved and authorized the execution of a new engagement agreement for accounting services between Simmons & Wheeler, P.C., the RRC Authority, and RRC Metropolitan District Nos. 1, 2, 4, 5 and 6.
RRC Authority Establishment Agreement among RRC Metropolitan District Nos. 1, 2, 4, 5 and 6 ("Establishment Agreement")	Attorney Williams reviewed the Establishment Agreement with the Board. Following review and discussion, and upon motion duly made by Director Pedersen, seconded by Director Hessler, and upon vote unanimously carried, the Board approved the Establishment Agreement, subject to final legal revisions. The Board then discussed the appointment of a District Representative to the Board of Directors of the RRC

Authority.

Following discussion, and upon motion duly made by Director Pedersen, seconded by Director Thornbloom, and upon vote unanimously carried, the Board appointed Director Beckwitt as the District's Representative to the RRC Authority Board, and adopted Resolution No. 2023-04-01, Resolution Approving Appointment of Representative to the RRC Authority.

Public Hearing to consider exclusion of approximately 0.270 acres of property owned by Jonathan Beckwitt	Director Pedersen opened the public hearing to consider the exclusion of approximately 0.270 acres of property owned by Jonathan Beckwitt. It was noted that publication of Notice stating that the Board would consider the exclusion of the property, and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing. No public comments were received, and the public hearing was closed. Following review and discussion, and upon motion duly made by Director Beckwitt, seconded by Director Pedersen, and upon vote unanimously carried, the Board approved the exclusion of the property, and adopted Resolution No. 2023-04-02, Resolution for Exclusion of Real Property.
Public Hearing to consider exclusion of approximately 0.236 acres of property owned by Debra Hessler	Director Pedersen opened the public hearing to consider the exclusion of approximately 0.236 acres of property owned by Debra Hessler. It was noted that publication of Notice stating that the Board would consider the exclusion of the property, and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing. No public comments were received, and the public hearing was closed. Following review and discussion, and upon motion duly made by Director Beckwitt, seconded by Director Pedersen, and upon vote unanimously carried, the Board approved the exclusion of the property, and adopted Resolution No. 2023-04-03, Resolution for Exclusion of Real Property.

Public Hearing to consider exclusion of approximately 0.235 acres of property owned by Lennar Colorado, LLC	Director Pedersen opened the public hearing to consider the exclusion of approximately 0.235 acres of property owned by Lennar Colorado, LLC. It was noted that publication of Notice stating that the Board would consider the exclusion of the property, and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing. No public comments were received, and the public hearing was closed. Following review and discussion, and upon motion duly made by Director Beckwitt, seconded by Director Pedersen, and upon vote unanimously carried, the Board approved the exclusion of the property, and adopted Resolution No. 2023-04-04, Resolution for Exclusion of Real Property.
Maintenance of Tracts/Common Areas	Attorney Williams noted that District No. 1 will own the tracts/common areas, with maintenance to be provided by the owners' association. It was noted that Director Hessler is working with Mr. Lubinski of MDH Law Group on this matter.
Other Business	There was no other business.
Adjournment	There being no further business coming before the Board, upon motion duly made by Director Pedersen, seconded by Director Hessler, and upon vote unanimously carried, the meeting was adjourned.

The foregoing Minutes were approved by the Board of Directors on August 29, 2023.

The foregoing record constitutes a true and correct copy of the Minutes of the above referenced meeting.

Debra Hessler

Secretary