

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

CREEKSIDE VILLAGE METROPOLITAN DISTRICT

Held: Wednesday, November 3, 2021 at 3:30 p.m.

*This meeting was held via teleconference.*

Attendance

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

Paul Vernon  
Lynette Vernon

Also present were Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; and Cathleen Hamilton, Simons & Wheeler PC.

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

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

Mr. White 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 presented.

Election of Officers

The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and

seconded, the Board elected Director Lynette Vernon as President, and Director Paul Vernon as Secretary/Treasurer.

Public Comment

None.

Consent Agenda

Mr. White reviewed the items on the consent agenda with the Board. Mr. White advised the Board that any item may be removed 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 following items on the consent agenda were unanimously approved, ratified and adopted:

- May 5, 2021 Special Meeting Minutes
- 2022 Annual Administrative Resolution
- 2020 Annual Report
- 2020 Audit

Insurance Matters

Consider Approval of Property and Liability Schedule and Limits The Board reviewed the current general liability and limits. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the general liability schedule and authorized legal counsel to bind coverage.

Review Property Schedule Mr. White reviewed the Property Schedule with the Board.

Legal Matters

Consider Adoption of Resolution Designating the Location of Meetings Mr. White reviewed the Resolution Designating the Location of Meetings with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Approval of Resolution Calling May 3, 2022 Election Mr. White reviewed the Resolution Calling the May 3, 2022 Election with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Designation of Method for Providing Notice of Call for Nominations Mr. White discussed the Designation of Method for Providing Notice of Call for Nominations with the Boards. Following discussion, upon a motion duly made and seconded, the Board unanimously approved notice being provided by publication.

Discuss District Website Requirements Setup NLT January 1, 2023 and Consider Approval of Mr. White discussed District Website Requirements Setup No Later Than January 1, 2023 and reviewed a Proposal for Website Creation Services with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement

Proposal for Website of Heatherly Creative, LLC for District website creation.  
Creation Services

Financial Matters

Consider Approval of Payables/Financials Ms. Hamilton presented the Payables and Financial Statements to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the payables and financials.

Conduct Public Hearing on 2021 Budget Amendment and Consider Adoption of Resolution Amending 2021 Budget Director Lynette Vernon opened the public hearing on the 2021 Budget Amendment. Mr. White noted that the notice of 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.

Ms. Hamilton reviewed the Resolution Amending the 2021 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the Debt Service Fund to \$521,065.

Conduct Public Hearing on 2022 Budget and Consider Adoption of Resolution Adopting 2022 Budget, Imposing Mill Levy and Appropriating Funds Director Lynette Vernon opened the public hearing on the proposed 2022 Budget. Mr. White noted that the notice of 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.

Ms. Hamilton reviewed the 2022 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 10.000 mills for the General fund, 55.664 mills for the Debt Service fund, 0.000 mills for the Capital Projects Fund, and 0.000 mills for the Contractual Obligation fund.

Consider Auditor Proposals for 2021 Audit Ms. Hamilton noted that she had not received Auditor Proposals for the 2021 Audit, but will provide them once available. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized the Board President to approve a proposal for the 2021 audit.

Other Business

Next Regular Meeting: April 20, 2022 at 3:30 p.m.

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.

*Paul B Vernon*

Paul B Vernon (Aug 10, 2022 15:37 MDT)

---

Secretary for the Meeting

The foregoing minutes were approved on the 20<sup>th</sup> day of July, 2022.