

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 HELD FEBRUARY 19, 2020

A Special Meeting of the Board of Directors (the "Board") of the Crowfoot Valley Ranch Metropolitan District No. 1 (the "District") was convened on Wednesday, the 19<sup>th</sup> day of February 2020, at 11:30 a.m., at Hines, 1144 15<sup>th</sup> Street, Suite 3675, Denver, Colorado 80202. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

Chad Murphy  
Richard Cross  
Matthew B. Greenberg

Following discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the absence of Director Despard was excused.

#### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Matthew Ruhland, Esq.; Collins Cockrel & Cole, P.C.

Jason Carroll, CliftonLarsonAllen LLP

Ryan Marsh; Hines Interests Limited Partnership

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State.

Attorney Ruhland noted that a quorum was present and requested members of the Board 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 the statute. It was noted that all Directors' Disclosure Statements have been filed.

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### ADMINISTRATIVE MATTERS

**Agenda:** The Board reviewed a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Minutes:** The Board reviewed the Minutes of the December 2, 2019 Regular Meeting.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the Minutes of the December 2, 2019 Regular Meeting were approved, as presented.

**May 5, 2020 Election and Vacant Position on the Board:** The Board entered into a discussion regarding the May 5, 2020 election and the vacant position on the Board. No action was taken.

### LEGAL MATTERS

**Assignment of and Fourth Amendment to Denver Southeast Suburban Water and Sanitation District Service Agreement Between the HT Canyons South Development, LP and the District:** Attorney Ruhland reviewed the Assignment of and Fourth Amendment to Denver Southeast Suburban Water and Sanitation District Service Agreement between the HT Canyons South Development, LP and the District.

Following review and discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the Board approved the Assignment of and Fourth Amendment to Denver Southeast Suburban Water and Sanitation District Service Agreement between the HT Canyons South Development, LP and the District.

**Extra-Territorial Wastewater Service IGA between Castle Rock and the Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2:** Attorney Ruhland reviewed the Extra-Territorial Wastewater Service IGA between the Town of Castle Rock and the Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2.

Following review and discussion, upon motion duly made by Director Cross, seconded by Director Murphy and, upon vote, unanimously carried, the Board approved the Extra-Territorial Wastewater Service IGA between Town of Castle Rock and the Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2, subject to final negotiation and review by Attorney Ruhland and sign off by the District President.

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### CAPITAL IMPROVEMENTS

**Off-Site Sanitary Improvement Project (Iron Women Construction and Environmental Services, LLC)**: Mr. Marsh reported that the Off-Site Sanitary Improvement Project is 100% complete.

*Change Order No. 1 to the Contract between the District and Iron Women Construction and Environmental Services LLC*: The Board reviewed Change Order No. 1 to the Contract between the District and Iron Women Construction and Environmental Services LLC, in the amount of \$110,780.00.

Following review and discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the Board approved the Change Order No. 1 to the Contract between the District and Iron Women Construction and Environmental Services LLC, in the amount of \$110,780.00.

*Change Order No. 2 to the Contract between the District and Iron Women Construction and Environmental Services LLC*: The Board reviewed Change Order No. 2 to the Contract between the District and Iron Women Construction and Environmental Services LLC, in the amount of \$22,925.00.

Following review and discussion, upon motion duly made by Director Murphy, seconded by Director Cross and, upon vote, unanimously carried, the Board approved the Change Order No. 2 to the Contract between the District and Iron Women Construction and Environmental Services LLC, in the amount of \$22,925.00.

**On-Site Wet Utilities Project (Iron Women Construction and Environmental Services, LLC)**: Mr. Marsh reported to the Board that the On-Site Wet Utilities Project is ongoing. No action was required by the Board.

**Request for Qualifications (RFQ) for concrete, paving and other construction related work**: The Board discussed the option of the Developer constructing the public improvements and the District reimbursing the Developer, subject to the approval of the appropriate agreements by both parties and certification of costs by an independent engineer. Following discussion, the Board authorized Ms. Finn to obtain a proposal from an independent engineer for cost verification services.

### OTHER BUSINESS

There was no other business to discuss at this time.


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### ADJORNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Cross, seconded by Director Murphy and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By:   
Secretary for the Meeting