

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 HELD SEPTEMBER 13, 2024

A Special Meeting of the Board of Directors (the “**Board**”) of the Crowfoot Valley Ranch Metropolitan District No. 1 (the “**District**”) was convened on Friday, the 13th day of September 2024, at 11:00 a.m. via Zoom Meeting. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Chad Murphy
Richard Cross
Sean Logue
Christopher Crawford (for a portion of the meeting)

Also In Attendance Were:

Ann Finn, Public Alliance LLC
Matt Ruhland, Esq., Cockrel Ela Glesne Greher & Ruhland, P.C.
Curtis Bourgouin, CliftonLarsonAllen LLP
Eric Neeley, David Acosta, R.E., Peter Madsen, David Summers, Christine M., Jorge, Eric; Residents

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.

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 Logue and, upon vote, unanimously carried, the Agenda was approved, as presented.

RECORD OF PROCEEDINGS

Approval of Meeting Location: 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 noted that the meeting was held via Zoom Meeting.

Minutes: The Board reviewed the Minutes of the June 3, 2024 meeting.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board approved the Minutes of the June 3, 2024 meeting.

CONSENT AGENDA The following items on the consent agenda were considered routine or administrative. Following a summary by Ms. Finn, upon motion duly made Director Murphy, seconded by Director Logue, and upon vote, unanimously carried, the Board took the following actions:

- Ratified approval of proposal from Commercial Fence & Iron Works for rail repairs, in the amount of \$1,904.
-

PUBLIC COMMENT

Mr. Madsen noted there is rotting wood located along the fences.

FINANCIAL MATTERS

2024 Budget Amendment Hearing: Director Murphy opened the public hearing to consider the amendment of the 2024 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 Budget 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 this public hearing. No public comments were received, and the public hearing was closed.

Mr. Bourgouin presented the proposed 2023 budget amendment items. Following review and discussion, Director Murphy moved to adopt the Resolution to Amend 2024 Budget, Director Logue seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-09-01 to Amend the 2024 Budget.

OPERATIONS AND MAINTENANCE

Proposal from Aspen Reserve Specialties to Conduct a Reserve Study: The Board reviewed a proposal from Aspen Reserve Specialties to conduct a Reserve Study.

Following review and discussion, upon motion duly made by Director Logue,

RECORD OF PROCEEDINGS

seconded by Director Cross and, upon vote, unanimously carried, the Board approved the proposal from Aspen Reserve Specialties to conduct a Reserve Study, in an amount not to exceed \$7,450, subject to adding the phasing option and approved such engagement subject to final legal review and negotiation of a Services Agreement by Attorney Ruhland.

**LEGAL
MATTERS**

There were no legal matters at this time.

**BOARD
MATTERS**

Vacancy on the Board: It was noted there is currently a vacancy on the Board and no action was taken.

**OTHER
BUSINESS**

None.

ADJORNMENT

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

Respectfully submitted,

Signed by:
By: Ann Finn
Secretary for the Meeting