

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE HUNTERS OVERLOOK METROPOLITAN DISTRICT NOS. 1 - 8 TOWN OF SEVERANCE, WELD COUNTY, COLORADO

HELD: Monday, May 10, 2021 at 1:45 p.m., 7251 20th Street, L-200, Greeley, CO
Due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic, this meeting was held via teleconference using call-in: Via Teleconference – (720) 386-9023, Passcode: 126412.

ATTENDANCE:

A combined special meeting of the Boards of Directors (collectively, the “Board”) of the Hunters Overlook Metropolitan District Nos. 1 - 8 (collectively, the “District”) 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:

In attendance were Directors:

Larry Buckendorf - President
Laira Ziegler – Secretary/Treasurer
Morgan Kidder - Assistant Vice-President/Secretary/Treasurer
Darrell McAllister - Assistant Vice-President/Secretary/Treasurer
Joseph Schumacher - Assistant Vice-President/Secretary/Treasurer

Also present were:

Cathy Fromm and Megan VanCamp, Fromm & Company LLC
David S. O’Leary, Spencer Fane LLP
1 Member of the Public

CALL TO ORDER:

Mr. O’Leary called the meeting to order at 1:45 p.m., noted that a quorum of the Board was present, and confirmed qualification of the Directors to serve on the Board.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:

Mr. O’Leary discussed the state law requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements must be filed for each of the Directors with the Secretary of State and the Secretary of the District at least 72 hours prior to a meeting in which a potential conflict may arise. The Board noted that general disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State. Mr. O’Leary advised the Board that, pursuant to Colorado law, certain

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disclosures may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which they confirmed the contents of written disclosures previously made by the directors, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting.

APPROVAL OF THE AGENDA:

The Board reviewed the agenda. Upon motion duly made by Director McAllister, seconded by Director Schumacher, and unanimously carried, the Board approved the agenda as presented. Mr. O'Leary reported that the meeting notice and agenda had been posted to the district website at www.frommco.us/client-homd.html, at least 24 hours prior to the meeting, pursuant to Statute.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the combined special meetings held on November 1, 2020 and March 3, 2021. Upon motion duly made by Director McAllister, seconded by Director Ziegler, and unanimously carried, the Board approved the Minutes as presented.

FINANCIAL ITEMS:

a. Payment of Claims. Ms. Fromm presented the listing of district claims to be ratified in the amount of \$914,809.51, represented by check numbers 01185 through 01231, noting the construction of the basketball court at the Hunters Overlook Park. Ms. Fromm presented the listing of HOWAE claims in the amount of \$6,555.92, represented by check numbers 10001 through 10003. Discussion ensued. Upon motion duly made by Director McAllister, seconded by Director Schumacher, and unanimously carried, the Board approved the payables for ratification as presented.

b. 2020 Audit Exemption Applications. Ms. Fromm presented the 2020 audit exemption applications for District Nos. 7 and 8 to the Board for ratification. Upon motion duly made by Director McAllister, seconded by Director Schumacher, and unanimously carried, the Board approved the exemptions as presented.

MANAGEMENT ITEMS:

Ms. Fromm noted that the non-potable water system was scheduled to be turned-on by May 15, 2021, for the 2021 season, and that staff is currently pressure testing the system. Mrs. VanCamp noted that Fromm & Company continues to receive numerous complaints regarding vehicles and parking within the Community. Discussion ensued. Fromm & Company was directed to report back to residents that the Town of Severance owns the streets and if there are ongoing issues with parking and/or vehicles, they should be reported to the Town of Severance police department.

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LEGAL ITEMS:

Water Rules and Regulations, Enforcement & Fines. The Board discussed requested updates and clarifications to the Water Rules & Regulations, including the elimination of courtesy warnings, increasing enforcement and raising fines. Discussion ensued. Upon motion duly made by Director McAllister, seconded by Director Schumacher and unanimously carried, the Board approved the revisions, as presented. Mr. O'Leary noted that said revisions would also be incorporated into the Amended General Disclosure and Common Questions for the District. All revised documents will be posted on the district's website.

OTHER MATTERS:

There were none.

PUBLIC COMMENT:

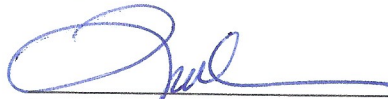
There was none.

ADJOURNMENT:

There being no further business to come before the Board and upon motion duly made by Director McAllister, seconded by Director Kidder, and unanimously carried, the meeting was adjourned at 2:08 p.m.

The foregoing Minutes constitute a true and correct copy of the Minutes of the above-referenced combined meeting and were approved by the Boards of Directors of the Hunters Overlook Metropolitan District Nos. 1 - 8.

Respectfully Submitted,



Secretary for the Meeting