

**MINUTES OF
A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
RED BARN METROPOLITAN DISTRICT
HELD
JUNE 24, 2024**

A special meeting of the Board of Directors (the “Board”) of the Red Barn Metropolitan District (the “District”) was convened on Monday, the 24th day of June, 2024, at 10:00 a.m. This meeting was held via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Cynthia Myers
Nash Verano
Eric Barney

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney and, upon vote, unanimously carried, the absences of Directors Taylor Lilly and Skyler Hager were excused.

Also In Attendance Were:

Ann Finn; Public Alliance LLC

Elisabeth Cortese, Esq. and Kalen Hilliker, Esq.; McGeady Becher P.C.

Diane Wheeler and Daisey Garcia; Simmons & Wheeler, P.C.

Brenda Owings; Century Communities

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes (“C.R.S.”) to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Ms. Finn noted that a quorum was present and requested members of the Board 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. Attorney Cortese noted that all Directors’ Disclosure Statements had been filed and that no additional conflicts were disclosed at the meeting.

**ADMINISTRATIVE
MATTERS**

Agenda: Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's special meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney and, upon vote, unanimously carried, the Board approved the agenda.

Location of Meeting and Posting of Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting. The Board determined that the meeting would be held by video/telephonic means and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and format of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Public Comment: There were no public comments.

Minutes: The Board reviewed the minutes of the April 4, 2024 Regular Meeting.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney and, upon vote, unanimously carried, the Board approved the minutes of the April 4, 2024 Regular Meeting.

Website Accessibility: Attorney Cortese discussed the new legislation regarding website accessibility with the Board.

FINANCIAL MATTERS

Claims: Ms. Wheeler presented for the Board's review and consideration the payment of claims for the period ending June 17, 2024.

Following discussion and review, upon a motion duly made by Director Myers, seconded by Director Barney and, upon vote unanimously carried, the Board ratified approval of and approved the payment of claims, in the total amount of \$63,086.61.

Unaudited Financial Statements: Ms. Wheeler presented for the Board's review the unaudited financial statements for the period ending March 31, 2024.

Following discussion and review, upon a motion duly made by Director Myers, seconded by Director Barney and, upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2024.

RECORD OF PROCEEDINGS

Public Hearing on 2023 Budget Amendment: Director Myers opened the public hearing to consider the Resolution to Amend the 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2023 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.

Following review and discussion, Director Myers moved to adopt the Resolution to Amend 2023 Budget, Director Barney seconded the motion and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2023 Budget.

Engagement of Auditor: The Board reviewed proposals from Colorado CPA Company and Flynn CPA, LLC to perform the 2023 Audit.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney and, upon vote, unanimously carried, the Board approved the engagement of Flynn CPA, LLC to perform the 2023 Audit, for an amount not to exceed \$5,000.

2023 Audit: Ms. Wheeler reviewed with the Board the draft 2023 Audit.

Following review and discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote, unanimously carried, the Board approved the 2023 Audited Financial Statements and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion letter from Auditor.

LEGAL MATTERS

Public Hearing to consider the Petition for Inclusion for the inclusion of approximately 35.0 acres of property owned by Century Land Holdings, LLC: Director Myers opened the public hearing on the Petition for Inclusion of Real Property (35.0 acres) submitted by Century Land Holdings, LLC.

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

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney and, upon vote, unanimously carried, the Board approved Petition for Inclusion received by Century Land Holdings, LLC and adopted Resolution No. 2024-06-01, Resolution for Inclusion of Real Property.

Replat and Acceptance of Tracts: Director Myers noted that the re-plat of certain property is in process with the Town of Mead.

Statement of Authority (“SOA”): Attorney Cortese noted the Little Thompson Water District required a SOA for irrigation taps.

Following discussion, upon motion duly made by Director Barney, seconded by Director Myers and, upon vote, unanimously carried, the Board ratified approval of the SOA.

OPERATIONS

Future Landscape Maintenance and Snow Removal Services: Ms. Finn noted that her office will be obtaining proposals for snow removal services for the 2024-2025 season. It was also noted the District will not be responsible for landscape maintenance services until mid-2025.

COVENANT CONTROL

Covenant Control: Ms. Finn noted covenant control inspections are currently being conducted once a month by Public Alliance LLC and reported no major covenant enforcement issues.

OTHER BUSINESS

Status of Development: Director Myers noted that a request for initial acceptance of Phase A1 improvements has been submitted to the Town of Mead for initial acceptance.

ADJOURNMENT

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

Respectfully submitted,

By _____
DocuSigned by:
Nash Verano
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 Secretary for the Meeting