

**LOVELAND MIDTOWN METROPOLITAN DISTRICT
2023 ANNUAL ADMINISTRATIVE MATTERS RESOLUTION**

WHEREAS, the Board of Directors (the “Board”) of Loveland Midtown Metropolitan District (the “District”) is required to perform certain administrative obligations during each calendar year to comply with certain statutory requirements, as further described below, and to assure the efficient operations of the District; and

WHEREAS, the Board desires to set forth such obligations herein and to designate, where applicable, the appropriate person or person(s) to perform such obligations on behalf of the District; and

WHEREAS, the Board further desires to acknowledge and ratify herein certain actions and outstanding obligations of the District.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF LOVELAND MIDTOWN METROPOLITAN DISTRICT HEREBY RESOLVES AS FOLLOWS:

1. The Board directs the District Manager to prepare and file either an accurate map, as specified by the Colorado Division of Local Government (the “Division”), or a notice that the District’s boundaries have not changed since the filing of the last District map, with the Division, the Larimer County Clerk and Recorder and Larimer County Assessor on or before January 1, 2023, as required by Section 32-1-306, C.R.S.

2. Pursuant to Section 24-32-116(3)(b), C.R.S, the Board directs legal counsel to update the Division with any of the following information previously provided to the Division, in the event such information changes: (i) the official name of the District; (ii) the principal address and mailing address of the District; (iii) the name of the District’s agent; and (iv) the mailing address of the District’s agent.

3. The Board directs legal counsel to prepare, no more than sixty (60) days prior to and not later than January 15, 2023, the District’s annual transparency notice containing the information set forth in Section 32-1-809(1), C.R.S., and to provide such notice to the eligible electors of the District in one of the manners set forth in Section 32-1-809(2), C.R.S. In addition, legal counsel is directed to file a copy of the notice with the Larimer County Board of County Commissioners, the Larimer County Assessor, the Larimer County Treasurer, the Larimer County Clerk and Recorder’s Office, the Loveland City Council (the “City”), and the Division as set forth in Section 32-1-104(2), C.R.S. A copy of the notice shall be made available for public inspection at the principal business office of the District.

4. The Board directs the District’s accountant to submit a proposed 2024 budget for the District to the Board by October 15, 2023, to schedule a public hearing on the proposed budget, prepare a final budget, and budget resolution, including certification of mill levies and amendments to the budget if necessary; to certify the mill levy to Larimer County on or before December 15, 2023; and to file the approved budget and amendments thereto with the proper governmental

entities in accordance with the Local Government Budget Law of Colorado, Sections 29-1-101 to 29-1-115, C.R.S.

5. In the event additional real property is included into the boundaries of the District in the future, the District authorizes legal counsel to record the special district public disclosure document and a map of the new boundaries of the District concurrently with the recording of the order for inclusion in the Larimer County Clerk and Recorder's office in accordance with Section 32-1-104.8(2), C.R.S.

6. The Board directs legal counsel to notify the City of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan attached to the District's Service Plan, as required by Section 32-1-202(2)(b), C.R.S.

7. For any nonrated public securities issued by the District, the Board directs the District accountant to prepare and file with the Division on or before March 1, 2023, an annual information report with respect to any of the District's nonrated public securities which are outstanding as of the end of the District's fiscal year in accordance with Section 11-58-105, C.R.S.

8. The Board hereby authorizes the District's accountant to prepare and file an Audit Exemption and Resolution for approval of Audit Exemption with the Colorado State Auditor by March 31, 2023, as required by Section 29-1-604, C.R.S.; or, if required by Section 29-1-603, C.R.S., the Board authorizes that an audit of the financial statements be prepared and submitted to the Board before June 30, 2023, and filed with the State Auditor by July 31, 2023. In addition, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, the District's accountant shall cause to be submitted to the City, the District's audit report or a copy of its application for exemption from audit in accordance with Section 29-1-606(7), C.R.S.

9. The Board directs its staff to prepare the Unclaimed Property Act report and forward the report to the Colorado State Treasurer by November 1, 2023 if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with Sections 38-13-401 *et seq.*, C.R.S.

10. The Board directs legal counsel to oversee the preparation of any continuing annual disclosure report required to be filed pursuant to a continuing disclosure agreement, in accordance with the Securities Exchange Commission Rule 15c2-12 and pursuant to any authorizing resolution, indenture, pledge agreement, loan document, and/or any other document related to the issuance of any general or special obligation bonds, revenue bonds, loans from financial institutions or other multiple fiscal year obligations by the District and any refundings thereof, including the District's Limited Tax General Obligation Bonds, Series 2011A and \$250,000 Subordinate Limited Tax General Obligation Bonds, Series 2011B (Taxable).

11. The Board designates the Secretary of the District as the official custodian of "public records," as such term is used in Section 24-72-202(2), C.R.S. Public records may also be maintained at the office of Icenogle Seaver Pogue, P.C. and Pinnacle Consulting Group, Inc.

12. The Board directs legal counsel to advise it on the requirements of the Fair Campaign Practices Act Section 1-45-101 *et seq.*, C.R.S., when applicable.

13. The Board directs that all legal notices shall be published in accordance with Section 32-1-103(15), C.R.S., in a paper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District including, but not limited to, *The Loveland Reporter Herald*.

14. The Board determines that directors shall not receive compensation for services as directors in accordance with Section 32-1-902(3)(a), C.R.S.

15. The Board hereby determines that each member of the Board shall execute an Affidavit of Qualification of Director at such time the member is either elected or appointed to the Board. Such forms shall be retained in the District's files. Section 32-1-103(5), C.R.S. sets forth the qualifications required. Pursuant to Section 32-1-901, C.R.S., the Board directs legal counsel to prepare, administer and file an oath of office and a certificate of appointment, if applicable, and procure a surety bond for each Director, and to file copies of each with the Clerk of the Court and with the Division. Pursuant to Section 24-12-101(3), C.R.S., the Board directs legal counsel to further file copies of each with the Larimer County Clerk and Recorder.

16. The Board extends the current indemnification resolution, adopted by the Board on February 15, 2007, to allow the resolution to continue in effect as written.

17. Pursuant to Section 32-1-1101.5, C.R.S., the Board directs legal counsel to certify the results of special district ballot issue elections to incur general obligation indebtedness by certified mail to the City and to file a copy of the certification with the Colorado Division of Securities within forty-five (45) days after the election. Furthermore, whenever the District authorizes or incurs a general obligation debt, the Board authorizes legal counsel to record notice of such action and a description of such debt, in a form prescribed by the Division, in the Larimer County Clerk and Recorder's office within thirty (30) days after authorizing or incurring the debt in accordance with Section 32-1-1604, C.R.S. Furthermore, whenever the District incurs general obligation debt, the Board directs legal counsel to submit a copy of the recorded notice to the City within thirty (30) days after incurring the debt in accordance with Section 32-1-1101.5(1), C.R.S.

18. The Board directs legal counsel to prepare and file an application for a quinquennial finding of reasonable diligence with the City, if requested, in accordance with Section 32-1-1101.5(1.5) & (2), C.R.S.

19. The Board directs legal counsel to prepare and file the special district annual report in accordance with the District's Service Plan and Section 32-1-207(3)(c), C.R.S.

20. The Board has determined that legal counsel will file conflicts of interest disclosures provided by board members with the Colorado Secretary of State seventy-two (72) hours prior to each meeting of the Board, in accordance with Sections 32-1-902(3)(b) and 18-8-308, C.R.S. Annually, legal counsel shall request that each Board member submit updated information regarding actual or potential conflicts of interest. Additionally, at the beginning of

every term, legal counsel shall request that each Board member submit information regarding actual or potential conflicts of interest.

21. The District is currently a member of the Special District Association (“SDA”) and insured through the Colorado Special Districts Property and Liability Pool. The Board directs the District Manager to pay the annual SDA membership dues and insurance premiums in a timely manner. The Board and District staff will biannually review all insurance policies and coverage in effect to determine appropriate insurance coverage is maintained.

22. The Board members have reviewed the minutes from the September 22, 2021 and April 7, 2022 meetings of the Board, which minutes are attached hereto as Exhibit A. The Board, being fully advised of the premises, hereby ratifies and affirms each and every action of the Board taken at said meetings.

23. Pursuant to Section 32-1-104.5(3)(a), C.R.S., the Board hereby designates the District’s official website as www.lovelandmidtownmd.live. The Board directs District management to maintain and update the official website of the District in compliance with Section 32-1-104.5(3)(a), C.R.S.

24. Pursuant to Section 24-6-402(2)(d.5)(II)(E), C.R.S., the Board hereby declares that all electronic recordings of executive sessions shall be retained for purposes of the Colorado Open Meetings Law for ninety (90) days after the date of the executive session. The Board further directs the custodian of the electronic recordings of the executive session to systematically delete all such recordings made for purposes of the Colorado Open Meetings Law at its earliest convenience after the ninetieth (90th) day after the date of the executive session.

25. The District hereby acknowledges, agrees and declares that the District’s policy for the deposit of public funds shall be made in accordance with the Public Deposit Protection Act (Sections 11-10.5-101 *et seq.*, C.R.S.). As provided therein, the District’s official custodian may deposit public funds in any bank which has been designated by the Colorado Banking Board as an eligible public depository. For purposes of this paragraph, “official custodian” means a designee with plenary authority including control over public funds of a public unit which the official custodian is appointed to serve. The District hereby designates the District’s accountant as its official custodian over public deposits.

26. The Board hereby authorizes the District’s Manager to execute, on behalf of the District, any and all easement agreements pursuant to which the District is accepting or acquiring easements in favor of the District.

27. To the extent the District adopted a Declaration of Local Emergency Resolution, such resolution is hereby terminated.

(Signatures Begin on Next Page)

ADOPTED AND APPROVED THIS 21st DAY OF NOVEMBER 2022.

LOVELAND MIDTOWN METROPOLITAN DISTRICT

By:  _____
Blaine Kappe, President

EXHIBIT A

**Minutes from the
September 22, 2021 and April 7, 2022
Meetings of the Board**

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF LOVELAND MIDTOWN METROPOLITAN DISTRICT HELD September 22, 2021

The Board of Directors (collectively, "Board") of the Loveland Midtown Metropolitan District, ("District") held a special meeting, open to the public, via Zoom/Telephone conference; at 10:00 a.m. on Wednesday, September 22, 2021. Notice of the meeting was duly posted on the District's website at <http://www.lovelandmidtownmetrodistrict.com>.

ATTENDANCE

Directors in Attendance:

Blaine Rappe, President
Eric Holsapple, Vice President
Chris Johnston, Assistant Secretary/Treasurer
Nathan Klein, Secretary/Treasurer

Also in Attendance:

Deborah Early, Esq.; Icenogle Seaver Pogue, P.C.
Carla Hawkins, Molly Janzen, Andrew Kunkel, Dillon Gamber, and Doug Campbell; Pinnacle Consulting Group, Inc.
Julia Penland and Jeff Mere; Residents

CALL TO ORDER

The meeting was called to order at 10:04 a.m. by Director Rappe, noting that a quorum was present. The directors in attendance confirmed their qualifications to serve.

CONFLICTS OF INTEREST DISCLOSURE

Ms. Early noted that conflicts of interest for all Board Members were filed with the Office of the Colorado Secretary of State. Ms. Early advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

APPROVAL OF AGENDA

The Board considered the agenda. Upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

RECORD OF PROCEEDINGS

APPROVAL OF MINUTES

The Board reviewed the minutes of the March 22, 2021 special meeting. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Klein, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the March 22, 2021 special meeting, as presented.

APPOINTMENTS TO FILL BOARD VACANCIES

Ms. Early addressed the Board and provided an overview of the process for appointing interested candidates to the Board noting there are two interested candidates to fill one vacancy on the Board. The Board reviewed the letters of interest submitted by each of the candidates and each candidate provided supplementary background information to the Board. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Klein, and upon vote, unanimously carried, it was

RESOLVED to appoint Jeff Mere to the Board of Directors to fill the term expiring May 2022. Ms. Penland was encouraged to consider running for a seat during the May 2022 regular election.

Ms. Early stated that newly appointed Director Mere will be eligible to act as a Board member once an Oath of Office is taken and filed with the State of Colorado. Stacie Pacheco, paralegal with Icenogle Seaver Pogue, will provide the Oath of Office and will work directly with Mr. Mere to administer and file the Oath of Office.

PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no comments made by members of the public.

FINANCIAL MATTERS

Claims Presented for Payment: Ms. Janzen reviewed with the Board the payables listing dated March 13, 2021 through September 15, 2021, totaling \$116,667.12. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Klein, and upon vote, unanimously carried, it was

RESOLVED to ratify the claims presented for payments made in the total amount noted above.

Financial Report: Ms. Janzen reviewed with the Board the unaudited Financial Statements for the periods ended December 31, 2020 and June 30, 2021 and answered questions. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Klein, and upon vote, unanimously carried, it was

RECORD OF PROCEEDINGS

RESOLVED to accept the unaudited Financial Statements for the periods ended December 31, 2020 and June 30, 2021, as presented.

2021 BUDGET AMENDMENT

2021 Budget Amendment Hearing: Director Rappe opened the public hearing to consider amendment of the 2021 budget. Ms. Hawkins noted that publication was made in a newspaper having general circulation within the District noting the date, time, and location of today's public hearing. There were no written objections made prior to the hearing, and no members of the public provided comment. There being no public comment, the public portion of the hearing to amend the 2021 budget was closed.

Ms. Janzen reviewed with the Board the proposed amendment to the 2021 Budget. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the Amended the 2021 Budget and adopt a 2021 Budget Amendment Resolution, as presented.

FINANCIAL MATTERS CONTINUED

Bond Discussion: Ms. Early and Ms. Janzen discussed the possibility of refinancing the District's existing bonds and answered the Board member's questions. The consensus of the Board was to direct Pinnacle staff to contact the existing bondholders and gauge their interest on pursuing refunding of the current bonds to provide an annual reduction in debt service and potential additional paydown on the capital note.

2022 BUDGET

2022 Budget Hearing: Director Rappe opened the public hearing to consider the proposed 2022 budget. Ms. Hawkins noted that publication was made in a newspaper having general circulation within the District noting the date, time, and location of today's public hearing. There were no written objections made prior to the hearing, and no members of the public provided comment. There being no public comment, the public portion of the budget hearing was closed.

Ms. Janzen reviewed with the Board the proposed 2022 budget and answered questions. Upon review of the income and expenses, Director Holsapple requested the 2022 budget be updated to set the developer advance repayment at \$10,000 in 2022. The District's budgets by fund are as follows:

Operating Mill Levy: 24.492
General Fund Expenditures: \$155,880
Debt Service Mill Levy: 20.039
Debt Service Fund Expenditures: \$119,607

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Klein, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution to Adopt the 2022 Budget, Certify the Mill Levies, Appropriate Budgeted Funds and approve all other documents related to adoption of the 2022 Budget, subject to final revision as discussed. The District's Manager and Finance and Accounting Manager are authorized to make minor modifications necessary subject to receipt of the final certification of assessed valuation from Larimer County.

At this point in the meeting, Director Holsapple left the meeting.

MANAGEMENT MATTERS

Manager's Report: Ms. Hawkins provided a verbal update and answered questions.

Covenant Enforcement Discussion: Ms. Hawkins commented there are still active covenant violations at 1903 Sagittarius Drive and the violations on the property are ongoing. Ms. Hawkins turned the discussion over to Ms. Early to present an amendment to the Covenant Enforcement Policy.

Second Amendment to Amended and Restated Covenant Enforcement Policy for Violations of the Declaration of Protective Covenants of Boise Village North: Ms. Early reviewed the Second Amendment to Amended and Restated Covenant Enforcement Policy for Violations of the Declaration of Protective Covenants of Boise Village North with the Board. This amendment is needed to address language contained in the covenants that is determined to be unenforceable or conflicts with the Constitution, specifically with issues regarding signage/flag content and free speech matters. Following review and discussion, upon motion duly made by Director Klein, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the Second Amendment to Amended and Restated Covenant Enforcement Policy for Violations of the Declaration of Protective Covenants of Boise Village North, as amended to include language directing management to seek direction from legal counsel regarding covenant violations of a concerning nature. It was,

FURTHER RESOLVED, to direct Ms. Early to send a covenant violation letter to the owner of 1903 Sagittarius Drive, upon District Management providing photos and a current list of violations to legal counsel and, if there is no resolution, legal counsel has approval to proceed with filing a Covenant violation lien against the property.

Contract Modifications Report: Ms. Hawkins reviewed the 2021 Contracts Modification Report with the Board and answered questions. Following review

RECORD OF PROCEEDINGS

and discussion, upon motion duly made by Director Rappe, seconded by Director Klein, and upon vote, unanimously carried, it was

RESOLVED to approve the 2021 Contract Modifications Report, as presented.

2022 Operations and Maintenance Agreements: Ms. Hawkins proposed the following service contracts for 2022 Operations and Maintenance with the Board.

- i. Wood Revival
- ii. Black Eagle Fencing
- iii. Amans Painting
- iv. Integrity Lawn Service
- v. Fiske Electric
- vi. Affordable Pest Control

Following review and discussion, upon motion duly made by Director Rappe, seconded by Director Klein, and upon vote, unanimously carried, it was

RESOLVED to approve the 2022 Service Contracts, as presented above.

LEGAL MATTERS

2022 Annual Administrative Matters Resolution: Ms. Early presented to the Board the 2022 Annual Administrative Matters Resolution, which sets forth certain annual administrative obligations to be performed in 2022 including an election by the District or its designees, Icenogle Seaver & Pogue P.C., and Pinnacle Consulting Group, Inc. Following review and discussion, upon motion duly made by Director Klein, seconded by Director Rappe, and upon vote, unanimously carried, it was

RESOLVED to approve the 2022 Annual Administrative Matters Resolution, as presented and to continue conducting Board meetings bi-annually on the third Wednesday in March and September at 10:00 A.M.

Refund 2021 Subordinate Promissory Note and Issue a 2022 Subordinate Promissory Note to LC Home, Inc. for the Repayment of Capital Advances and Refund 2021 Subordinate Promissory Note and Issue a 2022 Subordinate Promissory Note to LC Home, Inc. for Repayment of Operation and Maintenance Advances: Ms. Early reported that the Board considers approval of refunding the subordinate promissory notes for both Capital and O & M Advances on an annual basis. The Reimbursement Agreement for these notes can be amended to become a 40 year term effective January 1, 2022 through January 1, 2046 and discharged at the end of that term. Following review and further discussion, upon motion duly made by Director Klein, seconded by Director Rappe, and upon vote, unanimously carried, it was

RECORD OF PROCEEDINGS

RESOLVED to approve the Amendment to the Capital and O & M Reimbursement Agreements refunding the 2021 Subordinate Promissory Note and issuing a new Promissory Note to LC Home, Inc. for the repayment of Capital and O & M Advances with an effective 40 year term of January 1, 2022 through January 1, 2046.

Fourth Amended and Restated Meeting Resolution: Ms. Early presented to the Board the Fourth Amended and Restated Meeting Resolution. The consensus of the Board was to utilize a hybrid meeting option allowing for both in person and virtual Board meetings going forward. Upon motion duly made by Director Klein, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the Fourth Amended and Restated Meeting Resolution, as presented.

May 3, 2022 Regular Election Resolution: Ms. Early presented to the Board the Election Resolution calling the May 3, 2022 Regular Election. The consensus of the Board was to send notices for regular elections via email and physical mail, and to post notices to the District's website and to mailboxes located within the District. Upon motion duly made by Director Klein, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the Election Resolution, as presented.

DIRECTOR'S
ITEMS

There were no Director's Items presented to the Board for consideration.


OTHER BUSINESS

There was no Other Business items presented to the Board for consideration.

ADJOURNMENT

Upon a motion by Director Rappe, seconded by Director Klein, and upon unanimous vote, the meeting was adjourned at 11:44 a.m.

Respectfully submitted,



Andrew Kunkel,
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF LOVELAND MIDTOWN METROPOLITAN DISTRICT HELD April 7, 2022

The Board of Directors (collectively, “Board”) of the Loveland Midtown Metropolitan District, (“District”) held a special meeting, open to the public, via Zoom/Telephone conference; at 4:00 p.m. on Thursday, April 7, 2022. Notice of the meeting was duly posted on the District’s website at <http://www.lovelandmidtownmetrodistrict.com>.

ATTENDANCE

Directors in Attendance:

Blaine Rappe, President
Eric Holsapple, Vice President
Chris Johnston, Assistant Secretary/Treasurer
Jeff Mere, Director

Directors Absent but Excused:

Nathan Klein, Secretary/Treasurer

Also in Attendance:

Deborah Early, Esq.; Icenogle Seaver Pogue, P.C.
Molly Janzen, Andrew Kunkel, Shannon Metcalf, Dillon Gamber, Wendy McFarland, and Doug Campbell; Pinnacle Consulting Group, Inc.

CALL TO ORDER

The meeting was called to order at 4:02 p.m. by Director Rappe, noting that a quorum was present. The directors in attendance confirmed their qualifications to serve.

CONFLICTS OF INTEREST DISCLOSURE

Ms. Early noted that conflicts of interest for all Board Members were filed with the Office of the Colorado Secretary of State. Ms. Early advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

APPROVAL OF AGENDA

The Board considered the agenda. Upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

RECORD OF PROCEEDINGS

APPROVAL OF MINUTES

The Board reviewed the minutes of the September 22, 2021 special meeting. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the minutes of the September 22, 2021 special meeting, as presented.

PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no comments made by members of the public.

FINANCIAL MATTERS

Payment of Claims: Ms. Janzen reviewed with the Board the payment of claims for the period September 16, 2021 through March 30, 2022, in the amount \$154,222.53. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to ratify the payment of claims for period ending March 30, 2022, in the amount of \$154,222.53, as presented.

Financial Report: Ms. Janzen reviewed with the Board the unaudited Financial Statements for the period ended June 30, 2021 and December 31, 2021. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ended June 30, 2021 and December 31, 2021, as presented.

Ratification of 2021 Audit Exemptions: Ms. Janzen requested ratification of the 2021 Application for Exemption from Financial Audit. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to ratify the 2021 Application for Exemption from Financial Audit.

Refunding of Bonds: Ms. Janzen discussed the Refunding of Bonds with the Board and answered questions.

RECORD OF PROCEEDINGS

MANAGEMENT MATTERS

Manager's Report: Mr. Kunkel presented the Manager's Report to the Boards.

Covenant Enforcement Discussion: Ms. Early commented there are still active covenant violations at 1903 Sagittarius Drive and the violations on the property are ongoing. The board requested that a detailed list of violations be drafted for 1903 Sagittarius for the next meeting to discuss next steps.

2022 Operations Plan: Mr. Gamber presented the 2022 Operations Plan to the Board and answered questions.

Master Service Agreement with Affordable Pest Control: Mr. Gamber presented a Master Service Agreement with Affordable Pest Control to the Board. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Johnston, and upon vote, unanimously carried, it was

RESOLVED to approve the Master Service Agreement with Affordable Pest Control for 2022 Pest Control Services.

Ratification of Contract Modifications: Mr. Gamber presented the 2022 Contract Modifications Report to the Board and answered questions. Following review and discussion, upon motion duly made by Director Johnston, seconded by Director Holsapple, and upon vote, unanimously carried, it was

RESOLVED to approve the 2022 Contract Modifications Report as presented.

LEGAL MATTERS

May 2022 Regular Election: Ms. Early provided an update on the upcoming election.

DIRECTOR'S ITEMS

There were no Director's Items presented to the Board for consideration.

OTHER BUSINESS

There was no Other Business items presented to the Board for consideration.

ADJOURNMENT

Upon a motion by Director Holsapple, seconded by Director Johnston, and upon unanimous vote, the meeting was adjourned at 4:46 p.m.

Respectfully submitted,



Shannon Metcalf,
Secretary for the Meeting