

MINUTES OF THE JOINT MEETING OF THE BOARDS OF DIRECTORS

SWEETGRASS METROPOLITAN DISTRICT NOS. 1, 2 AND 3

Held: October 20, 2016, at 11:30 a.m. at 2500 Arapahoe Avenue, Suite 220, Boulder, Colorado.

Attendance

A joint meeting of the Boards of Directors of Sweetgrass Metropolitan District Nos. 1, 2 and 3 was held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Jon R. Lee  
Jessica Brothers  
Steve Rane

*Also present for the Districts: K. Sean Allen, Esq., White, Bear, Ankele, Tanaka & Waldron, Attorneys at Law, District general counsel.*

Director Qualification

The Directors in attendance confirmed their qualification to serve.

Combined Meeting

The Boards have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Call to Order

Director Lee noted that a quorum of each of the Boards was present and called the meetings to order.

Disclosure Matters

Mr. Allen advised the Boards that, pursuant to Colorado law, certain disclosures by the Directors may be required prior to taking official action at the meeting. The agenda for the meeting was reviewed, following which each Director confirmed that nothing appeared on the agenda for which disclosure certificates had not been filed. The disclosure certificates, having been reviewed by the Directors, were made part of the official minutes of the meeting by reference. The Boards determined that participation by the Directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

Approval of Agenda

The Directors reviewed and approved the agenda.

Approval of Minutes

The minutes from the April 19, 2016, April 28, 2016, and June

28, 2016 meetings were submitted to the Boards for consideration and approval. A motion was made by Director Brothers and seconded by Director Lee, to approve the minutes as presented. The motion passed unanimously.

### **General Matters**

Special District Public Disclosures Pursuant to § 32-1-809, C.R.S.

Mr. Allen presented the Boards with the Special District Public Disclosures Pursuant to § 32-1-809, C.R.S. for consideration and approval. Following discussion, the Boards approved the disclosures and their filing, subject to finalization.

### **Financial Matters**

Financial Statements and Payables

Director Rane presented financial statements and payables for approval. After further discussion of the statements and payables, motion by Director Brothers, second by Director Lee to accept the financial statements, and approve the payables as presented passed unanimously.

2016 Budget Amendment Hearings/Adoption of Resolutions Amending 2016 Budgets

Director Rane noted there was currently no need for 2016 budget amendments. No action was taken.

2017 Budget Hearings/Adoption of Budget Resolutions

Director Rane presented the proposed year-2017 budgets for consideration. Director Lee opened the public hearing for public comment. There being no public comment, the public hearing was closed. After further discussion, a motion was made by Director Lee, and seconded by Director Brothers, to approve the year-2017 budget resolutions adopting the 2017 budgets, certify the mill levy, and appropriate revenues sufficient for the expenditures noted therein. The motion passed unanimously.

### **Construction Update**

Approval/ Ratification of Public Improvement Construction Contract(s)

Directors Brothers and Lee provided the Board with a summary of the completed and pending public improvements construction. Motion by Director Rane, second by Director Lee, to approve and ratify the construction contracts and change orders noted on the September 30, 2016 contract/change order summary. Motion passed unanimously.

Contract Report—Bids and Awards, Construction Budgets

The Boards engaged in general discussion.

**Other Business**

HOA/District Recreation  
Improvements Operations  
Agreements

It was noted that a second Homeowners Association was created, and maintenance agreements with the new HOA and Districts were discussed relative to the Amenity Center, and open space and park areas north of the ditch. The maintenance of the open space and park areas south of the ditch is by HOA No. 1. Motion by Director Lee, second by Director Rane, authorizing the Districts to enter into maintenance agreements with the HOAs.

Next Regular Meeting

The next meeting of the Boards of Directors will be held on April 27, 2017.

Adjournment

There being no further business to come before the Boards and following discussion and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing minutes were approved by the Boards of Directors on April 27, 2017, and the foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



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Secretary for the Meeting