

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF MURATA FARMS COMMERCIAL METROPOLITAN DISTRICT HELD AT 11:30 AM ON OCTOBER 27, 2022

This meeting was conducted as an audio conference on +1 669 900 6833

(Meeting ID: **892 7517 3460** and videoconference on

<https://us06web.zoom.us/j/89275173460?pwd=cXV2YUtMSndqK0pFQS9KNE9RUIVMZz09>

The meeting of the Board of Directors was called and held, as shown, in accordance with Colorado law. The following directors confirmed their qualification to serve on the Board:

ATTENDANCE

The regular meeting of the Board was called and held, as shown, in accordance with Colorado law. The following Directors were present:

Eric Eckberg
John Fairbairn
Richard Spurway

Also present was:

Michael Davis and Marisa Davis of the Law Office of Michael E. Davis, LLC
Joel Meggers and Kayla Blair and Diane Rodriguez, Community Resource Services of Colorado.

QUORUM / QUALIFICATIONS/ DISCLOSURE MATTERS

Mr. Davis noted that a quorum of the Board was present and the Directors confirmed their qualification to serve.

Mr. Davis then advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of 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. Mr. Davis reported that the following written disclosures of the interests of all of the directors were filed with the Secretary of State prior to the meeting:

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Director Eckberg disclosed his interests as a purchaser under a vacant land contract for property within the District under which he qualifies as a director. Director Eckberg further disclosed he is President and Owner of JE home, LLC who has a management agreement with Coronado West as manager of CW-Briggs, the owner of property within the District. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Fairbairn disclosed his interests as a purchaser under a vacant land contract for property within the District under which he qualifies as a director. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Spurway disclosed his interests as a purchaser under a vacant land contract for property within the District under which he qualifies as a director. This disclosure is associated with approval of items on the agenda that may affect his interests

CONSENT AGENDA

Agenda: The Boards reviewed the consent agenda. Upon motion by Director Spurway and second by Director Eckberg, the consent agenda was approved as amended.

MINUTES

Minutes: Director Spurway noted a typo in the February 7, 2022 minutes. Upon motion by Director Eckberg and second by Director Spurway, the Board approved the minutes from February 7, 2022 subject to revision.

FINANCIALS

Ratify and/or Approve Monthly Payment of Claims: Upon motion made by Director Eckberg, seconded by Director Fairbairn and, upon vote, the Board unanimously ratified the approval of the claims.

Review YTD Cash Position and Unaudited Financial Statements: Ms. Rodriguez presented the cash position and financials to the Board.

Approval of the 2022 Budget Amendment: This item was no longer needed.

Public Hearing to Consider Approval of 2023 Budget: Mr. Meggers opened the public hearing and with no public comment, he closed the public hearing. Ms. Rodriguez presented the 2023 budget to the Board. After review and discussion took place, Director Eckberg moved to approve the budget with minor changes. Upon a second by Fairbairn, a vote was taken, and the motion carried unanimously.

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ADMINISTRATIVE ITEMS 2023 Annual Administrative Resolution: The directors discussed various administrative matters to be determined by the Board on an annual basis in order to comply with Colorado law. Mr. Davis presented the Board with a resolution designating officers for the District, addressing director compensation, establishing regular meeting dates and notice provisions, and other administrative matters. Director Eckberg moved to approve the resolution as presented and second by Director Spurway, a vote was taken, and the motion carried unanimously.

2023 Resolution Calling for an Election: Mr. Davis presented the resolution to the Board. Director Eckberg moved to approve the resolution as presented and second by Director Spurway, a vote was taken, and the motion carried unanimously.

Resolution Waiving Worker's Compensation Insurance for 2023: Mr. Davis presented the resolution to the Board. Director Eckberg moved to approve the resolution presented and second by Director Fairbairn, a vote was taken, and the motion carried unanimously.

Public Hearing Regarding the Paid Family and Medical Leave Insurance Program: Mr. Meggers opened the public hearing at 12:19 pm. With no public comment, Mr. Meggers closed the public hearing at 12:19 pm. Mr. Davis then presented the insurance program to the Board. After review and discussion, Director Eckberg moved to decline the insurance program. Upon a second by Director Spurway, a vote was taken, and the motion carried unanimously.

Approval of the 2022 Audit Engagement Letter: This item was no longer needed.

Board Meeting To Approve 2022 Audit: This item was no longer needed.

STATUS
DEVELPMENT

OF Director Eckberg told the Board that they over lot grading has begun. He noted that the commercial side is a little behind the residential side. No development in 2023, maybe 2024 in the earliest.

Current District Map Boundaries: There has been no change to the District map.

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ADJOURNMENT

There being no further business to come before the Board, upon a motion made, seconded and upon vote, unanimously carried, the meeting was adjourned at 12:29 p.m.

DocuSigned by:
Respectfully submitted,
John Fairbairn
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Secretary for the Meeting