

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE VILLAGE AT SOUTHGATE METROPOLITAN DISTRICT HELD JUNE 8, 2021

The special meeting of the Board of Directors of the Village at Southgate Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, the 8th day of June, 2021, at 11:00 A.M. the meeting was held via Zoom video call due to the State of Emergency declared by Governor Polis and Public Health Order 20-23 Implementing Social Distancing Measures, and threat posed by the COVID-19 coronavirus. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

Kevin Amolsch  
Jared Seidenberg  
Justin Cooper  
Travis Sperr

Following discussion, upon motion duly made by Director Amolsch, seconded by Director Cooper and, upon vote, unanimously carried, the absence of Director Meier was excused.

##### Also In Attendance Were:

Matt Cohrs; Special District Management Services, Inc.

Dianne Miller, Esq.; Miller & Associates Law Offices, LLC

Neil Schilling; Schilling & Company, Inc.

See attached list of attendees.

#### CALL TO ORDER

It was noted that a quorum for the Board was present, and the meeting was, therefore, called to order.

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Miller 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

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members present was necessary to obtain a quorum or otherwise enable the Board to act. Written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting.

### ADMINISTRATIVE MATTERS

**Agenda:** Mr. Cohrs distributed for the Board's review and approval a proposed Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Amolsch, seconded by Director Cooper and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Designation of 24-Hour Posting Location:** The Board entered into discussion regarding posting locations for regular meeting notices.

Following discussion, upon motion duly made by Director Amolsch, seconded by Director Cooper and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District at least 24 hours prior to each meeting at the northwest corner of the District.

**Minutes:** The Board reviewed the Minutes of the November 11, 2020 Special Meeting and the December 17, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Sperr, seconded by Director Amolsch and, upon vote, unanimously carried, the Minutes of the November 11, 2020 Special Meeting and the December 17, 2020 Special Meeting were approved, as presented.

### FINANCIAL MATTERS

**Claims:** The Board considered ratifying approval of the payment of claims for the period beginning November 5, 2020 through May 14, 2021, in the amount of \$190,262.41.

Following discussion, upon motion duly made by Director Seidenberg, seconded by Director Cooper and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

**2020 Audit:** Mr. Schilling reviewed with the Board the draft 2020 Audit. The Board further determined a Resolution to Amend the 2020 Budget is needed and scheduled a Special Meeting for July 15, 2021 at 10:00 a.m. via Zoom Meeting.

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**Resolution to Impose Maintenance Fees on Properties within the District:** The Board entered into discussion regarding a Resolution to Impose Maintenance Fees on Properties within the District. See attached list for Public Comment

Following review and discussion, upon motion duly made by Director Amolsch, seconded by Director Seidenberg, and upon vote, unanimously carried, the Board adopted the Resolution to Impose Maintenance Fees on Properties within the District.

**2022 Budget Preparation:** The Board discussed the preparation of the 2022 Budget.

Following discussion, upon motion duly made by Director Cooper, seconded by Director Sperr and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2022 Budget. The Board determined to hold the public hearing to consider adoption of the 2022 Budget on October 27, 2021, at 11:00 A.M., at the Law Offices of Antero Law, 1700 Broadway, Suite 640, Denver, Colorado 80290.

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### **LEGAL MATTERS**

**2021 Amended Annual Administrative Resolution:** Attorney Miller presented to the Board an amended resolution establishing regular meeting dates, notice provisions and other administrative matters.

Following discussion, upon motion duly made by Director Amolsch, seconded by Director Sperr and, upon vote, unanimously carried, the Board adopted the 2021 Amended Annual Administrative Resolution.

**Conveyance of Common Areas from Arcus Capital Investment to the District:** The Board entered into discussion regarding the conveyance of Common Areas from Arcus Capital Investment to the District.

Following discussion, upon motion duly made by Director Seidenberg, seconded by Director Cooper and, upon vote, unanimously carried, the Board approved the conveyance of Common Areas from Arcus Capital Investment to the District, subject to the contingencies identified in the resolution.

**Barn and Silo Rules and Regulations:** The Board entered into discussion regarding the Barn and Silo Rules and Regulations.

Following discussion, upon motion duly made by Director Seidenberg, seconded by Director Cooper and, upon vote, unanimously carried, the Board approved the Barn and Silo Rules and Regulations, subject to the finalization of the requirements for alcohol.

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**STATUS OF  
DEVELOPMENT**

**Update on Status of Development:** No update on status of Development was available at this time.  
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**OTHER BUSINESS**

There was no other business at this time.  
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**ADJOURNMENT**

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

Respectfully submitted,

By:                     *Jared Seidenberg*                      
Secretary