

MINUTES OF THE REGULAR MEETING OF THE BOARD
OF DIRECTORS OF

JOHNSTOWN FARMS METROPOLITAN DISTRICT

Held: Monday, November 14, 2022 at 3:30 p.m. via Zoom
teleconference.

Attendance

The regular meeting of the Board of Directors (the “Board”) of the Johnstown Farms Metropolitan District (the “District”) was called and held in accordance with Colorado law. The following Directors confirmed their qualification to serve on the Board:

Craig Campbell
Alexandra Ham

Also present were: Joel Meggers and Phyllis Brown, Community Resource Services of Colorado, LLC; Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron; Neil Schilling, Schilling & Company; Kurt Jones, Starwood Land Company and Alex Fink, CliftonLarsonAllen LLP., District Accountant.

Call to Order

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

**Disclosures of Potential
Conflicts of Interest**

Mr. White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. White reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. White inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

Mr. White presented the Board with the agenda for the meeting for consideration. Following discussion, upon motion duly made, the Board unanimously approved the agenda as presented.

Public Comment

None.

Consent Agenda

Consider Approval of December 2, 2021 Meeting Minutes
Mr. White presented the minutes from the December 2, 2021 special meeting. Following discussion, upon a motion duly made and seconded, the Board unanimously approved as presented.

Consider Adoption of 2023 Annual Administrative Resolution
Mr. White presented the 2023 Annual Administrative Resolution. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Consider Adoption of 2023 Resolution of the Board of Directors Designating Meeting Notice Posting Location
Mr. White presented the 2023 Resolution of the Board of Directors Designating the Meeting Notice Posting Location. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Consider Ratification of 2021 Audit
Mr. White presented the 2021 Audit. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the audit.

Consider Approval of District Website Maintenance and Management with Heatherly Creative for Website Maintenance Services
Mr. White presented the Agreement with Heatherly Creative for Website Maintenance Services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Insurance Matters

Consider Approval of Renewal of General Liability Schedule and Limits, Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership and Payment of Agency Fee
Mr. White presented the general liability schedule. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the renewal of general liability, binding coverage, renewal of Special District Association of Colorado membership and payment of agency fee.

Consider Approval of Exclusion for Workers' Compensation Coverage
Mr. White presented the exclusion for workers' compensation coverage. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the exclusion.

Legal Matters

Discuss Website Contact Information

Consider Approval of Mr. White presented the Resolution Calling the May 2, 2023 Election. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Consider Acceptance of Mr. White presented the Special Warranty Deed from TF Johnstown Farms, LP. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the warranty deed.

Financial Matters

Consider Approval of Mr. Fink presented the financials and claims to the Board. Following discussion, upon a motion made and seconded, the Board unanimously approved the financials and claims.

Conduct Public Hearing on 2022 Budget Amendment and Consider Adoption of Resolution Amending 2022 Budget Not needed.

Conduct Public Hearing on 2023 Budget and Consider Adoption of Resolution Adopting 2023 Budget, Imposing Mill Levy and Appropriating Funds Director Campbell opened the public hearing on the proposed 2023 Budget. Mr. White noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Fink reviewed the 2023 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2023 Budget, appropriating funds therefor and certifying mills for the General Fund, and mills for the Debt Service Fund, as shown in the 2023 Budget, subject to receipt of final assessed valuation.

Consider Auditor Proposals for 2022 Audit

Other Business

The Board engaged in a general discuss regarding the 2023 meeting schedule. The Board determined to hold meetings only as necessary.

Adjourn

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

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Craig Campbell

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 29th day of June, 2023.