

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF
DIRECTORS OF

SABELL METROPOLITAN DISTRICT

Held: Wednesday, March 10, 2021, 2021 at 10:00 a.m. via
Teleconference

Due to the Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Public Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting was held via teleconference.

Attendance

The Special Meeting of the Board of Directors of the Sabell Metropolitan District, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve on the Board, were in attendance:

Matthew Gayda Cavanaugh
Charles R. Hauptman
Guillaume Pouchot

Also present were Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Scott Bristol, Stillwater Community Management, District Manager; and Alex Fink, CliftonLarsonAllen, LLP, District Accountant.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

**Conflict of Interest
Disclosures**

Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy 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 Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Murphy 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.

Approval of Agenda Ms. Murphy presented the Board with the agenda for the meeting for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda.

Public Comment None.

Consider Approval of Minutes from February 2, 2021 Special Meeting Ms. Murphy presented the Board with minutes from February 2, 2021 Special Meeting. Following discussion and upon motion duly made, seconded and unanimously carried, the Board unanimously approved the minutes.

Management Updates None.

Discussion Regarding Trash Service from the City of Arvada Mr. Bristol commented that he would set up trash service through the City of Arvada's new program.

Discussion Regarding Maintenance of Meritage Lots (9) The Board engaged in general discussion regarding imposing a fee to maintain the landscaping on the nine (9) Meritage owned lots. The Board directed Director Cavanaugh to notify Meritage that homeowners of these nine (9) lots will be responsible for maintaining the landscaping on their lots and Meritage is to have separate irrigation systems installed to serve these lots.

Legal Matters None.

Conduct Public Hearing on Inclusion and Consider Adoption of Resolution and Order for Inclusion of Property owned by Ridge Road Capital Investments, LLC Director Cavanaugh opened the public hearing for the inclusion of property owned by Ridge Road Capital Investments, LLC into the District. Ms. Murphy noted that notice for the public hearing was made in accordance with the applicable Colorado statutes. No written objections were received prior to the public hearing. After no public comment was made, the public hearing was closed.

Ms. Murphy presented the Board with the Resolution Regarding the Inclusion of Property for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Financial Matters

Acceptance of
Schedule of Cash
Position

Mr. Fink presented the Board with the schedule of cash position dated December 31, 2020 updated as of March 6, 2021. Following discussion and upon motion duly made, seconded and unanimously carried, the Board accepted the schedule of cash position.

Consider Approval of
December, 31, 2020
Financial Statements

Mr. Fink presented the Board with the December 31, 2020 unaudited financial statements. Following discussion and upon motion duly made, seconded and unanimously carried, the Board accepted the financial statement.

Other Financial
Matters

Mr. Fink noted that there needs to be a 2020 Budget Amendment for the General Fund for \$100,000. He requested it to be added to the next meeting agenda for approval.

Other Business

Adjournment

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

The foregoing minutes were approved by the Board of Directors on the 21st day of April, 2021.

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


Guillaume Pouchot (Apr 21, 2021 14:19 MDT)

Secretary