

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WATKINS ROAD HOLDINGS METROPOLITAN DISTRICT NO. 1

Held: the 22nd day of September, 2020, at 2:00 p.m.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and due to the risks posed by Covid 19, this meeting was held via teleconferencing.

Attendance

The special meeting of the Board of Directors for the Watkins Road Holdings Metropolitan District No. 1 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualification to serve, were in attendance:

Steven Cohen
Brett Perry
Marc Cooper
Blake Cohen
Diana Garlow

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka and Waldron, P.C., District General Counsel; and Paul Wilson, CliftonLarsonAllen, LLP, District Accountant.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present and that the Directors had confirmed their qualification to serve, and therefore, the meeting was called to order.

Disclosure Matters

Mr. Waldron advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Waldron reported that disclosures for those directors with 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. Mr. Waldron 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 Board determined that the

participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

The Board reviewed the Agenda. Following discussion, upon a motion duly made and seconded, the Board approved the Agenda.

Election of Officers;
President Secretary,
Treasurer

Following discussion, upon motion duly made and seconded, the Board approved the following Officers:

President- Steven Cohen
Secretary- Marc Cooper
Treasurer- Diana Garlow
Assistant Secretary- Brett Perry
Assistant Secretary- Blake Cohen

Consider Approval of
Resolution Establishing
Emergency Procedures for
Holding Regular and Special
Meetings Telephonically

Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Public Comment

None.

Consent Agenda

The Board reviewed the items on the consent agenda. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and adopted or ratified:

- October 3, 2019 Special Meeting Minutes
- Approval/Ratification of Claims Payable in the amount of \$109,516.35
- 2019 Consolidated Annual Report
- Resolution Designating the 24-Hour Posting Location
- Special District Disclosure Notice Pursuant to § 32-1-809, C.R.S.
- Amended and Restated Public Records Request Policy
- Resolution Establishing an Electronic Signature Policy

Legal Matters

Consider Adoption of 2021
Annual Administrative

Mr. Waldron reviewed the 2021 Annual Administrative Resolution with the Board. Following discussion, upon a motion

Resolution	duly made and seconded, the Board unanimously adopted the resolution, as amended to update the meeting address updated to Suite 250.
Review Insurance Property and Liability Schedule and Limits	The Board reviewed the property and liability schedule and limits. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the property and liability renewal limits for 2021, which are the limits that are currently in place.
Discuss 2020 Legislative Update	Mr. Waldron reviewed the 2020 Legislative Update with the Board.
Discuss District Website	Mr. Waldron reviewed Heather Sosa's proposal for 2021 regarding the District's website. Following discussion, upon a motion duly moved and seconded, the Board unanimously approved Ms. Sosa's proposal.
Discuss Aurora Regional Improvement Authority Establishment Agreement	The Board discussed the Aurora Regional Improvement Authority Establishment Agreement. Mr. Waldron reviewed the options pursuant to the Service Plan requirement. Mr. Cooper explained how the SARIA worked. Following discussion, upon a motion duly made and seconded, the Board approved the Aurora Regional Improvement Authority Establishment Agreement, subject to final legal review, and also approved the appointment of Director Cooper as District Representative, and Director Perry and Director Cohen as alternate District Representatives.
Other Legal Matters	None.

Financial Matters

Consider Unaudited Statements	Acceptance of Financial	Mr. Wilson reviewed the July 31, 2020 unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financials.
Public Hearing on Budget Amendment	2020	Not necessary.
Consider Resolution Amending Budget	Adoption of 2020	Not Necessary.
Public Hearing on Budget	2021	Director Steve Cohen opened the public hearing on the proposed 2021 Budget. Mr. Waldron noted that the notice of public hearing was published in accordance with Colorado law in the <i>Aurora</i>

Sentinel on September 17, 2020. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of Mr. Wilson reviewed the 2021 Budget Resolution with the Board.
Resolution Approving 2021 Following discussion, upon a motion duly made and seconded, the
Budget Board unanimously approved the resolution adopting the 2021
Budget, appropriating funds therefore and certifying 70.000 mills
for the general fund.

Consider Approval of The Board engaged in general discussion regarding the
Application for 2020 Application for Exemption from Audit. Following discussion,
Exemption from Audit upon a motion duly made and seconded, the Board directed the
District accountant to prepare and file.

Other Financial Matters None.

Other Business None.

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

Marc Cooper
Marc Cooper (Oct 4, 2021 13:58 MDT)

Secretary for the Meeting, District No. 1

The foregoing minutes were approved on the 30th day of
September, 2021.

Secretary for the Meeting, District Nos. __

The foregoing minutes were approved on the ____ day of
_____, 20__.