

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CHAPEL HEIGHTS METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
September 16, 2024

A special meeting of the Board of Directors of the Chapel Heights Metropolitan District (referred to hereafter as the "Board") was convened on Monday, September 16, 2024, at 2:45 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James Byers, President
Mick Schuhmacher, Treasurer

Also, In Attendance Were:

Laura Heinrich, Esq.; Spencer Fane, LLP
Krista Baptist, Korben Heim and Seef Le Roux; CliftonLarsonAllen, LLP ("CLA")

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

Director Byers called the meeting to order at 2:46 p.m.

Following review, upon a motion duly made by Director Schuhmacher, seconded by Director Byers and, upon vote, unanimously carried, the Board approved the agenda, as amended to reflect an update in the presented financial statements.

Disclosures of Potential Conflicts of Interest:

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Heinrich that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors, and no additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice:

A quorum was confirmed. This meeting was conducted via Microsoft Teams and public participation is encouraged via Microsoft Teams. The Board further noted that notice

providing the time, date and video link information was duly posted and that no objections nor any requests that the means of hosting the meeting be changed, were received by taxpaying electors within the District's boundaries.

Public Comment:

There was no public comment.

Resignation of Rich Vorwaller from the Board of Directors of the District effective August 20, 2024:

The Board acknowledged the resignation of Director Vorwaller effective August 20, 2024.

Minutes from the June 3, 2024 Regular Board Meeting:

The Board reviewed the Minutes of the June 3, 2024 Regular Meeting. Following review, upon motion duly made by Director Byers, seconded by Director Schuhmacher and upon vote unanimously carried, the Board approved the June 3, 2024 minutes from the regular Board meeting, as presented.

FINANCIAL MATTERS

Unaudited June 30, 2024 Financial Statements, Schedule of Cash Position and Schedule of Property Tax Collections:

Mr. Le Roux reviewed the June 30, 2024 unaudited financial statements and schedule of cash position and schedule of property tax collections with the Board. Discussion ensued regarding the fees imposed on rental units and Fee Resolution. Following review, upon motion duly made by Director Byers, seconded by Director Schuhmacher, and upon vote unanimously carried, the Board accepted the June 30, 2024 unaudited financial statements and schedule of cash position and schedule of property tax collections, as presented.

Previous Claims:

Mr. Le Roux reviewed the previous claims with the Board. Discussion ensued regarding the timeliness of the YMCA invoices. Following review, upon motion duly made by Director Byers, seconded by Director Schuhmacher, and upon vote unanimously carried, the Board ratified approval of previous claims in the amount of \$203,901.70, as presented.

Public Hearing on Amendment to 2023 Budget:

Director Byers opened the public hearing to consider an amendment to the 2023 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Mr. Le Roux reviewed the 2023 Budget Amendment with the Board. Following discussion, upon a motion duly made by Director Byers, seconded by Director Schuhmacher and, upon vote, unanimously carried, the Board adopted Resolution to Amend the 2023 Budget.

2023 Audit Extension Application:

Mr. Le Roux reviewed the 2023 Application for Audit Extension with the Board. Following discussion, upon a motion duly made by Director Byers, seconded by Director Schuhmacher and, upon vote, unanimously carried, the Board ratified approval of the 2023 Audit Extension Application.

Following review, upon a motion duly made by Director Byers, seconded by Director Schuhmacher and, upon vote, unanimously carried, the Board approved the 2023 Audit, subject to legal review, opinion and final approval.

LEGAL MATTERS

Attorney Heinrich discussed filing vacancy on the Board.

LANDSCAPING MATTERS

Annual Inspection and Maintenance Reporting Form for Stormwater BMPs - Nazerene Bible College Detention Pond Inspection:

Following review, upon a motion duly made by Director Byers, seconded by Director Schuhmacher and, upon vote, unanimously carried, the Board accepted the Annual Inspection and Maintenance Reporting Form for Stormwater BMPs - Nazerene Bible College Detention Pond Inspection.

American Land Reclamation proposal for Detention Pond in the amount of \$20,634.00:

The topic was tabled.

MANAGER MATTERS

Covenant Enforcement Update:

Ms. Baptist and Mr. Heim provided an update to the Board. No action was taken.

Community Center Update:

Ms. Baptist provided an update to the Board. No action was taken.

Website Compliance Coordinator to obtain a proposal for remediation services for statutorily required documents and Board member to approve proposal. Designating Website Compliance Coordinator:

Ms. Baptist reviewed the new website requirements with the Board. It was recommended

to approve the essential documents for posting on the District's website. Following review, upon motion duly made by Director Byers, seconded by Director Schuhmacher, and upon vote unanimously carried, the Board designated CLA as the website compliance coordinator, authorizing CLA to obtain a proposal for remediation services for statutorily required documents and Board member to approve proposal.

OTHER BUSINESS

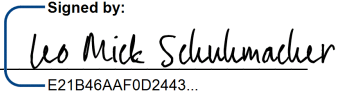
November 4th Regular Board Meeting/Budget Hearing:

The Board confirmed quorum for the November 4th regular meeting/budget hearing.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Byers adjourned the meeting at 3:41 p.m.

Respectfully submitted,

By _____  Signed by:
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Secretary for the Meeting