

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BELFORD NORTH METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
OCTOBER 19, 2022

A regular meeting of the Board of Directors of the Belford North Metropolitan District (referred to hereafter as the "Board") was convened on Wednesday, October 19, 2022, at 9:00 a.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Lawrence Jacobson, President
Andrew Klein, Assistant Secretary/Treasurer
Jake Schroeder, Assistant Secretary

Also, In Attendance Were:

Josh Miller, Shauna D'Amato, Alex Fink; CliftonLarsonAllen LLP
Jennifer Gruber Tanaka, Esq., & Audrey Johnson, Esq.; White Bear Ankele
Tanaka & Waldron
CJ Kirst; Tahoe Land Services
Lee Nelson; American Furniture Warehouse
Rick Moore; Manhard Consulting, Ltd.

ADMINISTRATIVE MATTERS

Call to Order/Declaration of Quorum/Present Disclosures of Potential Conflicts of Interests: Director Jacobson called the meeting to order at 9:01 a.m.

The Board 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. The Board 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.

Location of Meeting and Posting of Meeting Notices, Approve Agenda:

Upon a motion duly made by Director Jacobson, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the Agenda as submitted.

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Public Comment: There were no public comments.

CONSENT AGENDA

Minutes of the September 21, 2022 Regular Meeting;
Interim Claims Totaling \$485,832.68
Bemas Construction Change Order #13 to Remove Temporary
Construction Riad - \$50,500
Surety Pledge Agreement (Development Agreement) with Compark South
III LLC;
Agreement for Electric Installation Services with Tesla Electric;

Director Schroeder requested a correction to the Minutes. Upon a motion duly made by Director Jacobson, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved the Consent Agenda, as amended, with the above listed items.

ENGINEERING MATTERS

Other: Discussion ensued regarding the C1 Filing. Mr. Kirst confirmed Mr. Moore's team has already completed the drawings.

FINANCIAL ITEMS

October 18, 2022 BNMD & BSMD Cash Position Reports: Mr. Fink reviewed the October 18, 2022 Cash Position Reports with the Board. The Board accepted the reports as presented.

2023 Draft Budget: Mr. Fink reviewed the BNMD and BSMD draft 2023 Budgets with the Board. The Board had no questions.

Warranty Bond for Douglas County: Mr. Kirst informed the Board that this is complete.

MANAGER ITEMS

None.

ATTORNEY ITEMS

Belford South Tap Fees Process: Attorney Tanaka stated she will get clarity once discussed later this week.

DIRECTOR ITEMS

Development Activity Update: Mr. Kirst's acceptance from the Town is almost there, and he is just waiting on the Town's official paperwork.

OTHER BUSINESS

Quorum for Next Meeting – November 16, 2022 at 9:00 a.m.: The Board confirmed a quorum for the November 16, 2022 meeting.

Other: None.

ADJOURNMENT

There being no further business to come before the Board, Director Jacobson adjourned the meeting at 9:21 a.m.

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Respectfully submitted,

DocuSigned by:
Andrew Klein
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Secretary for the Meeting

Certificate Of Completion

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Client Number: A306240-OS01-2022	
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Document Pages: 3	Signatures: 1
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Andrew Klein
aklein@westsideinv.com
Mgr
Security Level: Email, Account Authentication (None)

Signature

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