

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BELFORD NORTH METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
MAY 17, 2023

A regular meeting of the Board of Directors of the Belford North Metropolitan District (referred to hereafter as the "Board") was convened on Wednesday, May 17, 2023, 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, Secretary/Treasurer  
Jeffrey Jacob Schroeder, Assistant Secretary

#### Also, In Attendance Were:

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

### ADMINISTRATIVE MATTERS

**Call to Order/Declaration of Quorum/Present Disclosures of Potential Conflicts of Interests:** Director Jacobson called the meeting to order at 9:30 a.m.

The Board noted that general disclosure statements had been filed on behalf of members of the Board of Directors with the Office of the Colorado Secretary of State and with the Secretary of the District. The Board directed that said disclosures be incorporated herein. The Board further noted that transactional disclosures had been filed with the office of the Colorado Secretary of State regarding agenda items for this meeting. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein. There were no additional disclosures made.

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

The posting of meeting notices were confirmed. Upon a motion duly made by Director Jacobson, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved the Agenda as presented.

**Public Comment:** There were no public comments.

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**Election of Officers:** Upon a motion duly made by Director Klein, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved that the slate of officers remain the same as follows:

President – Lawrence Jacobson  
Secretary/Treasurer – Andrew Klein  
Assistant Secretary – Jeffrey Jacob “Jake” Schroeder

### CONSENT AGENDA

**Minutes of the March 15, 2023 Regular Meeting;**  
**Interim Claims Totaling \$9,858.77 and Current Claims Totaling \$391,090.95**  
**May 15, 2023 Cash Position Report;**  
**Funding and Reimbursement Agreement for Operations and Maintenance with Compark South, LLC**  
**Public Improvements Acquisition and Reimbursement Agreement with Compark South, LLC**  
**Independent Contractor Agreement for Vegetation Management Services with Habitat Management, Inc.**

Mr. Miller reviewed the Consent Agenda items with the Board. Upon a motion duly made by Director Schroeder, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the Consent Agenda as presented.

### ENGINEERING MATTERS

**Other:** Mr. Moore stated there are no updates at this time.

### FINANCIAL ITEMS

**Acceptance of 2022 Audit:** Mr. Fink reviewed the 2022 Audit with the Board. Following review and discussion, upon a motion duly made by Director Klein, seconded by Director Schroeder and, upon vote, unanimously carried, the Board approved the 2022 Audit, subject to final legal review and clean opinion provided by the Auditor and authorized execution of the Representations Letter.

**Public Hearing on 2022 Budget Amendment and Consider Adoption of Resolution No. 2023-05-01:** Director Jacobson opened the public hearing at 9:32 a.m. Director Jacobson closed the public hearing at 9:33 a.m. There were no public comments.

Mr. Fink presented the 2022 Budget Amendment to the Board noting that the Capital Project Fund will be increased by \$2,400,000 to \$15,700,000. Following review, upon a motion duly made by Director Schroeder, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the 2022 Budget Amendment and Adoption of Resolution 2023-05-01 to Amend 2022 Budget.

### MANAGER ITEMS

None.

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ATTORNEY ITEMS

None.

DIRECTOR ITEMS

**Development Activity Update:** Mr. Kirst provided an update to the Board noting they are close to final acceptance, and one last landscape walk with the Town of Parker.

OTHER BUSINESS

**Quorum for Next Meeting – June 21, 2023 at 9:00 a.m.:** The Board confirmed a quorum for the June 21, 2023 meeting.

ADJOURNMENT

There being no further business to come before the Board, Director Jacobson adjourned the meeting at 9:35 a.m.

Respectfully submitted,

DocuSigned by:

*Jake Schroeder*

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Secretary for the Meeting