

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT (THE “DISTRICT”) HELD FEBRUARY 8, 2024

A regular meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on Thursday, February 8, 2024, at 10:00 a.m. and held via Zoom videoconference. The meeting was open to the public.

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#### **ATTENDANCE**

##### **Directors In Attendance Were:**

Cynthia Myers  
Nash Verano  
Eric Barney  
Jeremy Bayens

Following discussion, upon motion duly made by Director Myers seconded by Director Barney and, upon vote unanimously carried, the absence of Director Lilly was excused.

##### **Also, In Attendance Were:**

Peggy Ripko; Special District Management Services, Inc. (“SDMS”)  
  
Elisabeth A. Cortese, Esq., and Emily Murphy, Esq.; McGeady Becher P.C.  
  
Brenda Owings; Century Communities  
  
Diane Wheeler; Simmons & Wheeler, P.C.

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#### **ADMINISTRATIVE MATTERS**

**Disclosure of Potential Conflicts of Interest:** A quorum for the meeting was confirmed and 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 Cortese that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors

**Agenda:** The Board reviewed the Agenda for the District’s regular meeting.

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Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board approved the Agenda.

**Meeting Location and Posting of Notices:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board determined to conduct this meeting via Zoom videoconference and encouraged public participation via Zoom. The Board noted that notice of this meeting and Zoom meeting information was duly posted and the Board had not received any objections to the Zoom meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24-hours prior to each meeting on the District website. If the website is unavailable, physical notice shall be posted at the following location: on a fence within the boundaries of the District.

**Meeting Minutes:** The Board reviewed the minutes from the December 11, 2023 Statutory Annual Meeting and Special Meeting.

Following discussion, upon a motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board approved the minutes from the December 11, 2023 Statutory Annual Meeting and Special Meeting.

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**PUBLIC COMMENT** There was no public comment.

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### **FINANCIAL MATTERS**

**Payment of Claims:** Ms. Wheeler presented for the Board's review and consideration a statement of claims for the District.

Following review, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board ratified approval of the payment of the claims for the period ending December 31, 2023 in the amount of \$18,795.32.

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**Unaudited Financial Statements and Statement of Cash Position:** There were no unaudited financial statements presented.

**Potential 2024 Bond Issuance:**

*Timing of Potential 2024 Bond Issuance:* The Board discussed the timing of the potential 2024 Bond issuance. No action was taken.

*Additional Consultants Related to 2024 Bond Issuance:* The Board discussed additional consultants related to the potential 2024 Bond issuance. No action was taken.

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**LEGAL  
MATTERS**

**Acceptance of Tracts A, B, C, D, E, G, H, I, J, K, L, East Virginia Village Subdivision Filing No. 1, County of Arapahoe, State of Colorado.**: The Board discussed the status of acceptance of the various tracts. No action was taken.

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**OPERATIONS/  
COVENANT  
ENFORCEMENT/  
DESIGN REVIEW**

**Community Manager's Report / Violation Report:** Ms. Ripko discussed with the Board the Community Manager's Report / Violation Report. She noted that there have been some concerns about trash service in the community. She is seeking additional information and will provide an update to the Board.

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**OTHER MATTERS**

**Status of Development:** The Board discussed the status of development and noted the last buildings are under construction.

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**ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Myers, seconded by Director Barney and, upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By Eric S. Barney  
Secretary for the Meeting