

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT
(THE "DISTRICT") HELD
NOVEMBER 7, 2024

A special meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Thursday, November 7, 2024, at 3:00 p.m. and held via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Cynthia Myers, President
Nash Verano, Treasurer
Eric Barney, Secretary

Also, In Attendance Were:

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

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 and no additional conflicts were disclosed at the meeting.

Agenda: The Board reviewed the Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board approved the Agenda as amended and excused the absence of Director Bayens.

Board Resignation: The Board acknowledged the resignation of Taylor Lilly.

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

video/telephonic means, and encouraged public participation via video or telephone. The Board noted that notice of the date, time, location and Zoom access of the meeting was duly posted and the Board had not received any objections to the location and/or format of the meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries.

Minutes of the September 24, 2024 Special Meeting: The Board reviewed the Minutes of the September 24, 2024 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.

Resolution No. 2024-11-01: Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: The Board discussed the business to be conducted in 2025.

Following discussion, upon motion duly made by Director Myers, seconded by Director Verano, and upon vote unanimously carried, the Board adopted Resolution No. 2024-11-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices and determined to hold 2025 meetings on February 6, May 22, August 7, and November 6, 2025 at 10:00 a.m. via teleconference.

District Insurance and Special District Association ("SDA") Membership: The Board discussed renewing the District's insurance and SDA membership for 2025.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board approved the renewal of the District's insurance and SDA membership for 2025 and directed the District Manager to file necessary paperwork for such renewals.

Website Accessibility Discussion: Attorney Cortese discussed website accessibility matters with the Board, noting District Counsel currently manages the District website and desires to transition the website maintenance to the District Manager

Website Accessibility Matters: The Board reviewed proposals from Generation Web, Inc., Streamline Software, Inc. and A360 Enterprises, LLC (dba Allyant) related to website accessibility matters. Following discussion, the Board directed the District Manager to provide estimated costs for website maintenance and if the District Manager will provide indemnification to the District.

Website Accessibility Committee: The Board discussed Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board established the Website Accessibility Committee and appointed Directors Myers and Verano to the committee and authorized the committee to make a final determination on a service provider.

PUBLIC COMMENT

There was no public comment.

FINANCIAL MATTERS

Payment of Claims: Ms. Wheeler reviewed the payment of claims for the period ending September 30, 2024 in the amount of \$23,450.07 and current claims in the amount of \$9,798.42.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote the Board ratified approval of the payment of claims for the period ending September 30, 2024 in the amount of \$23,450.07 and approved the payment of the current claims in the amount of \$9,798.42.

Unaudited Financial Statements and Cash Position: Ms. Wheeler reviewed the unaudited financial statements and cash position for the period ending September 30, 2024 with the Board.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board accepted the unaudited financial statements and cash position.

2024 Audit Preparation: The Board discussed the engagement of an auditor to perform the 2024 Audit.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board approved the engagement of an auditor to perform the District's 2024 Audit, for an amount not to exceed \$6,000.00 and directed Ms. Wheeler to obtain proposals.

Public Hearing on Amendment to 2024 Budget: Director Myers opened the public hearing to consider an amendment to the 2024 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 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.

It was noted that an amendment to the 2024 Budget was not required at this time.

Amendment to Operation Funding Agreement: Attorney Cortese discussed with the Board the need for an amendment to the Operation Funding Agreement between the District and Century Land Holdings, LLC for 2025 operational advances.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board approved the First Amendment to Operation Funding Agreement between the District and Century Land Holdings, LLC, to the extent necessary.

Public Hearing on 2025 Budget: Director Myers opened the public hearing to consider the proposed 2025 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2025 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

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

The Board reviewed the estimated 2024 expenditures and the proposed 2025 expenditures.

Upon motion duly made by Director Myers, seconded by Director Verano, and upon vote unanimously carried, the Board approved the 2025 Budget, as discussed, and considered adoption of Resolution No. 2024-11-02 to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution No. 2024-11-03 to Set Mill Levies (64.812 mills in the General Fund and 68.921 mills in the Debt Service Fund, for a total mill levy of 133.733 mills.) Following discussion, upon vote unanimously carried, the Board adopted the Resolutions and authorized execution of the Certification of Budget. The District Accountant was directed to prepare and the District Manager was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Arapahoe County not later than December 15, 2024. The District Manager was directed to transmit the Certification of Budget to the Division of Local Government no later than January 30, 2025.

Resolution Authorizing Adjustment of District Mill Levy: Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board adopted Resolution No. 2024-11-04 Authoring the Adjustment of the District Mill Levy in Accordance with the Service Plan.

DLG-70 Certification of Tax Levies Form and Public Mill Levy Information Form (collectively, the "Certification"): Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the Certification and to transmit the Certification to the District Manager and directed the District Manager to file the Certification with the Board of County Commissioners of Arapahoe County and other interested parties.

Preparation of 2026 Budget: Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board appointed the District Accountant to prepare the 2026 Budget and set the date for a Public Hearing to adopt the 2026 Budget for November 6, 2025, at 10:00 a.m., to be held via videoconference.

LEGAL MATTERS

Resolution No. 2024-11-05 Calling May 6, 2025 Election: The Board discussed the May 6, 2025 election.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board adopted Resolution No. 2024-11-05 Calling a May 6, 2025 Directors' Election which appointed Peggy Ripko as the Designated Election Official and authorized her to perform all tasks required for the conduct of a mail ballot election.

Resolution Regarding Continuing Disclosure Policies and Procedures: The Board reviewed a Resolution Regarding Continuing Disclosure Policies and Procedures.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board adopted Resolution No. 2024-11-06 Regarding Continuing Disclosure Policies and Procedures.

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 "Tracts"):

Special Warranty Deed: Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board approved and accepted the Special Warranty Deed for the conveyance of the Tracts from Century Land Holdings, LLC to the District.

Bill of Sale: Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board approved the Bill of Sale for the conveyance of improvements including streets, sidewalks, landscaping, and lighting improvements constructed within the Tracts from Century Land Holdings, LLC to the District.

License Agreement: Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board approved the License Agreement by and between the District and Century Land Holdings, LLC.

Section 32-1-809, C.R.S., Requirements (Transparency Notice): Attorney Cortese discussed the Transparency Notice requirements with the Board. Following discussion, the Board directed the District Manager to prepare the Transparency Notice and file with the required agencies and post same on the Special District Association website and the District's website.

OPERATIONS/ COVENANT ENFORCEMENT/ DESIGN REVIEW

Community Manager's Report / Violation Report: Ms. Ripko discussed the Community Manager's Report / Violation Report with the Board.

Resolution Adopting the Design Guidelines and Rules and Regulations of East Virginia Village Metropolitan District: The Board reviewed a Resolution Adopting the Design Guidelines and

Rules and Regulations of East Virginia Village Metropolitan District and discussed the rescission of Resolution No. 2022-11-07 Adopting Design Standards and Guidelines of East Virginia Village.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board rescinded adoption of Resolution No. 2022-11-07 Adopting Design Standards and Guidelines of East Virginia Village and adopted Resolution No. 2024-11-07 Adopting the Design Guidelines and Rules and Regulations of East Virginia Village Metropolitan District.

Resolution Amending the Policies and Procedures Governing the Enforcement of the Covenants and Restrictions of East Virginia Village: The Board reviewed a Resolution Amending the Policies and Procedures Governing the Enforcement of the Covenants and Restrictions of East Virginia Village.

Following discussion, upon motion duly made by Director Myers, seconded by Director Barney, and upon vote unanimously carried, the Board adopted Resolution No. 2024-11-08 Amending the Policies and Procedures Governing the Enforcement of the Covenants and Restrictions of East Virginia Village.

Street Parking Signs: The Board reviewed a proposal from Property Solutions Team LLC for the installation of street parking signs.

Following discussion, upon motion duly made by Director Myers, seconded by Director Verano, and upon vote unanimously carried, the Board approved the proposal from Property Solutions Team LLC for installation of street parking signs and authorized preparation and execution of a Service Agreement for such services.

District Services for 2025: The Board discussed District services for 2025, and noted there are no additional 2025 services needed at this time.

OTHER BUSINESS

There was no other business to come before the Board.

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:  President
Board of Directors