

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF COPPERLEAF METROPOLITAN DISTRICT NO. 7

Held: Tuesday, April 11, 2023, at 10:00 a.m. via Zoom video/telephone conference. The meeting was open to the public.

Attendance

A Special Meeting of the Board of Directors of the Copperleaf Metropolitan District No. 7, County of Arapahoe, State of Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Marc Cooper, President
Eric R. "Rick" Miller, Treasurer
Daniel Frank, Assistant Secretary

Following discussion, and upon motion duly made by Director Miller, seconded by Director M. Cooper, and upon vote unanimously carried, the Board excused the absences of Directors Jonathan Alpert and Richard Frank.

Also present were:

Paula Williams, Esq. and Craig Sorensen; McGeady
Becher P.C.
Cathy Hamilton; Simmons & Wheeler, P.C.

Disclosure 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 Mr. Sorensen that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no new conflicts of interest were disclosed at the meeting.

Quorum / Meeting Location / Posting of Notices	<p>Mr. Sorensen confirmed the presence of a quorum. 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.</p> <p>The Board determined that the meeting would take place via Zoom video/telephone conference. Mr. Sorensen reported that notice was duly posted on the website of the District, and that no objections to the meeting location or the video/telephonic manner of the meeting, or any requests that the meeting location or video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.</p>
Approval of Agenda	<p>The Board reviewed the agenda for the meeting. Following review and discussion, and upon motion duly made by Director Miller, seconded by Director M. Cooper, and upon vote unanimously carried, the Board approved the agenda, as presented.</p>
24-Hour Notice Posting Location	<p>Following discussion, the Board designated the location for posting of 24-hour meeting notices as the District website. If the website is unavailable, notice will be physically posted within the 20’ x 80’ boundaries of the District.</p>
Cancelled May 2, 2023 Regular Directors’ Election (“Election”)	<p>Mr. Sorensen informed the Board that the Election was cancelled, as permitted by statute, as there were not more candidates than seats available. He noted that Directors Alpert, M. Cooper, and R. Frank were each deemed elected to 4-year terms ending in May 2027.</p>
Consent Agenda	<p>Following review, upon motion duly made by Director M. Cooper, seconded by Director Miller, and upon vote unanimously carried, the Board approved, or ratified approval of (as appropriate) the Consent Agenda items, as follows:</p> <ul style="list-style-type: none"> • Approve minutes of the November 15, 2022 Regular Meeting. • Ratify approval, execution and filing of Application for Exemption from Audit for 2022.

Unaudited Financial Statements

Ms. Hamilton reviewed with the Board the unaudited financial statements for the period ending December 31, 2022.

Following review and discussion, upon motion duly made by Director M. Cooper, seconded by Director Miller, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending December 31, 2022, as presented.

Public Hearing to consider inclusion of approximately 7.151 acres of property owned by Quincy-East Commercial Investors, LLC (Parcel N)

Director M. Cooper opened the public hearing to consider the inclusion of approximately 7.151 acres of property owned by Quincy-East Commercial Investors, LLC (Parcel N).

It was noted that publication of Notice stating that the Board would consider the inclusion of the property, 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.

Following review and discussion, and upon motion duly made by Director Miller, seconded by Director M. Cooper, and upon vote unanimously carried, the Board approved the inclusion of the property and adopted Resolution No. 2023-04-01, Resolution for Inclusion of Real Property.

Public Hearing to consider inclusion of approximately 25.640 acres of property owned by Rippey Commercial Investors, LLC (Parcel O)

Director M. Cooper opened the public hearing to consider the inclusion of approximately 25.640 acres of property owned by Rippey Commercial Investors, LLC (Parcel O).

It was noted that publication of Notice stating that the Board would consider the inclusion of the property, 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.

Following review and discussion, and upon motion duly made by Director Miller, seconded by Director M. Cooper, and upon vote unanimously carried, the Board approved the inclusion of the property and adopted Resolution No. 2023-04-02, Resolution for Inclusion of Real Property.

Other Business

There was no other business.

Adjournment

There being no further business coming before the Board, upon motion duly made by Director Miller, seconded by Director M. Cooper, and upon vote unanimously carried, the meeting was adjourned.

The foregoing Minutes were approved by the Board of Directors on November 14, 2023.

The foregoing record constitutes a true and correct copy of the Minutes of the above referenced meeting.

Craig Sorensen

Secretary