

NORTHFIELD METROPOLITAN DISTRICTS
RECORD OF PROCEEDINGS
MINUTES OF THE JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF
NORTHFIELD METROPOLITAN DISTRICTS Nos. 1 & 2

HELD: November 20, 2023, at 9:00 a.m.

CALL TO ORDER:

Director Jason Sherrill noted that a quorum of the Board was present and called the meeting to order at 9:01 a.m.

ATTENDANCE:

The joint special meeting of the Boards of Directors of the Northfield Metropolitan Districts Nos. 1 & 2 (collectively, the "Board") 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:

Jason Sherrill
Jon Mosier
Rahul Majumdar

Director Tamara Sherrill and Director Deborah Mosier were absent and excused.

Also, present were Robert Rogers, Esq., and Eve M.G. Velasco, Esq., of White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel, Guy Johnson and Jackie Johnson, District Management.

QUALIFICATION OF BOARD MEMBERS:

Mr. Johnson reported that all the Board members are registered to vote in Colorado and are residents and/or owners or obligated to pay taxes on taxable real or personal property within the districts.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:

Mr. Johnson stated that all requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements had been filed for each of the Directors with the Secretary of State and with the district at least 72 hours prior to a meeting in which a potential conflict may arise. All board members affirmed that no change to their conflicts of interest disclosures since the Secretary of State filings.

APPROVAL OF AGENDA:

The Board reviewed the agenda,
Upon motion was made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the agenda as presented.

PUBLIC COMMENTS:

Board member Director Jason Sherrill opened the Public Comment portion of the meetings, and Eve M.G. Velasco, Esq., of White Bear Ankele Tanaka & Waldron stated Audrey G. Johnson will be stepping into Eve M.G. Velasco's passion until July of 2025. Director Jason Sherrill closed the Public Comment portion of the meetings

CONSENT AGENDA ITEMS:

These items are routine and will be approved by one motion.

Approval of Minutes from the April 26, 2023, meeting, Approval of the 2024 District Service Contract with District Resource, LLC, Adoption of Transparency Notice Updates, Ratification of 2022 Annual Reports, Ratification of 2022 Audits with John Cutler & Associates, Ratification of Temporary Operating and Funding Agreement with Northfield Land LLC, Approval of Exclusion of Workers Compensation Insurance and Renewal of Liability and Property Coverage with the Special District Pool, and Acceptance of Special Warranty Deed.

Upon motion made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the Consent Agenda items consisting of Approval of Minutes from the April 26, 2023, meeting, Approval of the 2024 District Service Contract with District Resource, LLC, Adoption of Transparency Notice Updates, Ratification of 2022 Annual Reports, Ratification of 2022 Audits with John Cutler & Associates, Ratification of Temporary Operating and Funding Agreement with Northfield Land LLC, Approval of Exclusion of Workers Compensation Insurance and Renewal of Liability and Property Coverage with the Special District Pool, and Acceptance of Special Warranty Deed

LEGAL MATTERS:

Mr. Rogers presented the Annual Administrative Matters Resolutions, after further discussion,

Upon motion made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the Annual Administrative Matters Resolution.

Mr. Rogers presented the engagement of John Cutler & Associates for the annual audits.

Upon motion made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the Letter of Engagement of John Cutler & Associates for the annual audits.

Mr. Rogers stated dates for the 2023 meetings should be established. The Service required the District to have 3 meeting in the physical year. The board chose April 25, 2024, July 11, 2024, and November 07, 2024.

Mr. Rogers presented the Mercy Homes Amenities Agreement,

Upon motion made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the Mercy Homes Amenities Agreement.

Mr. Rogers presented the Temporary Construction Easement Agreement ,

Upon motion made by Director Jason Sherrill and seconded by Director Jon Mosier and unanimously carried to approve the Temporary Construction Easement Agreement

Mr. Rogers discussed Implementation of Maintenance Cost Sharing Agreement and Implementation of Accessibility standards for Individuals with a Disability for Information Technology Systems Employed by the District

FINANCIAL MATTERS:

Mrs. Johnson reviewed with the Board the expenditures for NFMD #1 April 2023 through October 2023 totaling \$77,001.68,

Upon motion duly made by Director Jason Sherrill, seconded by Director Jon Mosier, and unanimously carried, the Board approved the payables for NFMD #1 April 2023 through October 2023 totaling \$77,001.68,

2023 AMENDED BUDGET HEARING:

Upon motion by Director Jason Sherrill, seconded by Director Jon Mosier and unanimously carried, the Boards opened the Public Hearing of the 2023 Amended Budget. Mrs. Johnson presented the Board with the Amended 2023 Budget, the board stated they had reviewed the budget prior to the meeting and had no changes to be made. With no further discussion of the 2023 Budget, Director Jason Sherrill closed the Public Hearing and Director Jon Mosier seconded and unanimously carried.

Upon motion duly made by Director Jason Sherrill, seconded by Director Jon Mosier, and unanimously carried, the Board: (1) Approved the Amended 2023 budget as presented; (2) Authorized the appropriation of funds for the expenditures set out in the budgets.

(3) Authorized the President and the Secretary to sign the necessary documentation; and (4) Directed the District Manager to file the budgets with the Division of Local Government prior to January 31, 2024.

2024 BUDGET HEARING:

Upon motion by Director Jason Sherrill, seconded by Director Jon Mosier and unanimously carried, the Boards opened the Public Hearing of the 2024 Budget. Mr. Johnson presented the Board with the proposed 2024 Budget, and stated this budget is subject to new legislation. The board stated they had reviewed the budget prior to the meeting and had no changes to be made. With no further discussion of the 2024 Budget, Director Jason Sherrill closed the Public Hearing and Director Jon Mosier seconded and unanimously carried.

Upon motion duly made by Director Jason Sherrill, seconded by Director Jon Mosier, and unanimously carried, the Board: (1) Approved the 2024 budget as presented, (2) Authorized the appropriation of funds for the expenditures set out in the budgets, (3) Certify the mill levies, (3) Authorized the President and the Secretary to sign the necessary documentation; and (4) Directed the District Manager to file the budgets with the Division of Local Government prior to January 31, 2024.

DISTRICT MANAGERS REPORT:

1. General District items:

- a. Checking site for any issues with landscape.
- b. Issue with homeless people around site working with City of Fort Collins and developer to the west.
- c. Working with developer contractor on native grass areas.
- d. Walking site for any access issues and checking charging stations.
- e. Talk on detention pond on south side of street, tract w, Monies to cover maintenance cost

2. Web Site:

- a. Keeping web site will upgrade next year to a new format.

3. Clubhouse & Pool:

- a. Waiting to see construction start.

OTHER MATTERS:

With no other matters before the board this portion of the meeting was closed

ADJOURNMENT:

Upon motion duly made by Director Jason Sherrill, seconded by Director Jon Mosier, and unanimously carried; the Board adjourned the joint meeting of the Board of Directors of the Northfield Metropolitan Districts Nos. 1 & 2 at 9:52 a.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of Northfield Metropolitan Districts Nos. 1 & 2.



Guy D. Johnson, Secretary for the Meeting