

NORTHFIELD METROPOLITAN DISTRICTS

**RECORD OF PROCEEDINGS
MINUTES OF THE JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF
NORTHFIELD METROPOLITAN DISTRICTS No's. 1 & 2**

HELD: April 26th, 2023, at 9:00 a.m. in person

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

Rahul Majumdar (via Zoom)

Jon Mosier

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

Also present were Eve Velasco and Robert Rogers of White Bear Ankele; Shasta Johnson of District Management (via Zoom) Guy Johnson, Jackie Johnson physical present.

CALL TO ORDER:

Director Jason Sherrill called the meeting to order at 9:03 a.m.

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 contracted of taxable real or personal property within the Districts.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:

Mr. Johnson discussed the state law requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements were 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 there were no changes 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 seeing no public present this portion of the meeting was closed.

APPROVAL OF MINUTES:

The meeting minutes of November 03, 2022, meeting was presented and discussed,

Upon motion made by Director Jason Sherrill, and seconded by Director Jon Mosier and unanimously carried to approve the meeting minutes of November 03, 2022.

DISCUSSION OF THE CLUBHOUSE RULES AND REGULATIONS :

District Manager Guy Johnson verified plans of Clubhouse Rules and Regulations were sent to Landmark Homes for their review, this item is still in progress.

DISCUSSION OF OUT OF DISTRICT AGREEMENTS :

District Manager Guy Johnson and Chris Beabout are working on yearly agreement, this item is still in progress.

DISCUSSION OF DREAM FINDERS' AGREEMENTS :

Andrew Moyer of Dream Finders is working with the legal team on the agreement.

LEGAL MATTERS:

Update on May 2023 Director Election :

Ms. Velasco stated that the May 2023 elections will be canceled.

Legislative Update :

Ms. Velasco discussed the four bills that have been introduced.

FINANCIALS:

Expenditures

Mrs. Johnson reviewed with the Board the expenditures for November 2022 through March 2023 totaling \$33,745.33.

Upon motion duly made by Director Jason Sherrill and seconded by Director Jon Mosier, and unanimously carried; the Board approved the payables for November 2022 through March 2023 totaling \$33,745.33 .

Audit Status

Appoint Rahul Majumdar to review/approve.

DISTRICT MANAGERS REPORT:

Mr. Johnson stated:

April 26th, 2023

1. General District items:

- a. Snow removal, City of Fort Collins states any snow accumulation. Board depths?
- b. Maintenance contractor is set up.

2. Web Site:

- a. Keeping web site up as needed and posting as needed.

3. Clubhouse & Pool:

- a. Out of District Pool cost. Mercy wants an agreement on the Clubhouse and Pool cost.
- b. Builder will have to copy District on all cost, with Copy of Invoice and copy of check.
- c. Go over lifeguards. Management in favor of safety and oversight of pool area.
- d. Once we have the total cost of the Clubhouse and pool, we will need long range plan to figure actual cost.
- e. If Clubhouse and pool are part of the bond, we will need that cost also.
- f. Other pools in the area are \$500.00 to \$550 per pool season. Bulk rate can be made.

OTHER MATTERS:

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

ADJOURNMENT:

Following no further discussion,

Upon motion duly made by Director Jason Sherrill and seconded by Director Jon Mosier, and unanimously carried; the Board adjourned the joint organizational meeting of the Board of Directors of the Northfield Metropolitan Districts Nos. 1 & 2 at 9:58 a.m.

The foregoing minutes constitutes 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