

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SILVER PEAKS EAST METROPOLITAN DISTRICT HELD APRIL 17, 2024

A special meeting of the Board of Directors (the "Board") of the Silver Peaks East Metropolitan District (the "District") was convened on Wednesday, the 17th day of April, 2024, at 11:00 a.m. this Board meeting was held by video/telephone conference with all participants attending via video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

David B. Jack, President

Lars Monson, Treasurer

Also, In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

Matt Ruhland; Cockrel Ela Glesne Greher & Ruhland, 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 Attorney Ruhland 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.

ADMINISTRATIVE MATTERS

Quorum/Confirmation of Meeting Location/Posting of Notice: Ms. Ripko 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. Following discussion, and upon motion duly made by Director Jack, seconded by Director Monson, and upon vote unanimously carried, the Board determined to conduct the meeting at the above-stated date, time and location, which is within 20 miles of the District. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

RECORD OF PROCEEDINGS

Agenda: The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director Jack, seconded by Director Monson, and upon vote unanimously carried, the Board approved the Agenda, as presented.

Minutes of January 23, 2024 Special Meeting: The Board reviewed the Minutes of the January 23, 2024 Special Meeting.

Following review and discussion, upon motion duly made by Director Jack, seconded by Director Monson, and upon vote unanimously carried, the Board approved the Minutes, as presented.

Board Resignation: The Board acknowledged the resignation of Jordan Honea effective April 4, 2024.

Board Appointment: The Board discussed the vacancy on the Board.

It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was published in a newspaper having general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, eligible electors, Robert Higgins and Cory Starnes, were nominated to serve on the Board. Following discussion, upon motion duly made by Director Jack, seconded by Director Monson, and upon vote unanimously carried, the Board appointed Robert Higgins and Cory Starnes to fill the vacancies on the Board. The Oath of Office was administered.

Appointment of Officers: Following discussion, upon motion duly made by Director Jack, seconded by Director Monson, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President:	Robert Higgins
Treasurer:	Cory Starnes
Secretary:	Peggy Ripko
Assistant Secretary:	David B. Jack
Assistant Secretary:	Lars Monson

PUBLIC COMMENT

There was no public comment.

FINANCIAL MATTERS

There were no financial matters.

RECORD OF PROCEEDINGS

LEGAL MATTERS

Amend and Restated Temporary Easement Agreement between the District and Melody Homes, Inc.: The Board reviewed an Amend and Restated Temporary Easement Agreement between the District and Melody Homes, Inc.

Following discussion, upon motion duly made by Director Jack, seconded by Director Monson, and upon vote unanimously carried, the Board ratify approval of an Amend and Restated Temporary Easement Agreement between the District and Melody Homes, Inc.

Infrastructure Acquisition and Funding Agreement between the District and Melody Homes, Inc.: The Board reviewed an Infrastructure Acquisition and Funding Agreement between the District and Melody Homes, Inc.

Following discussion, upon motion duly made by Director Jack, seconded by Director Monson, and upon vote unanimously carried, the Board ratify approval of an Infrastructure Acquisition and Funding Agreement between the District and Melody Homes, Inc.

Operating Reimbursement Agreement between the District and Melody Homes, Inc.: The Board reviewed an Operating Reimbursement Agreement between the District and Melody Homes, Inc.

Following discussion, upon motion duly made by Director Jack, seconded by Director Monson, and upon vote unanimously carried, the Board ratify approval of an Operating Reimbursement Agreement between the District and Melody Homes, Inc.


OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting