

## RECORD OF PROCEEDINGS

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### MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT HELD AT 11:30 AM ON OCTOBER 27, 2022

This meeting was conducted as an audio conference on +1 669 444 9171  
(Meeting ID: **892 7517 3460** and videoconference on  
<https://us06web.zoom.us/j/89275173460?pwd=cXV2YUtMSndqK0pFQS9KNE9RUlVMZz09>).

The meeting of the Board of Directors was called and held, as shown, in accordance with Colorado law. The following directors confirmed their qualification to serve on the Board:

#### ATTENDANCE

The regular meeting of the Board was called and held, as shown, in accordance with Colorado law. The following Directors were present:

Eric Eckberg  
John Fairbairn  
Richard Spurway  
Joe Stifter  
Dave Jennings

Also present was:

Michael Davis and Marisa Davis of the Law Office of Michael E. Davis, LLC  
Joel Meggers, Kayla Blair, and Diane Rodriguez of Community Resource Services of Colorado.

#### QUORUM / QUALIFICATIONS/ DISCLOSURE MATTERS

Mr. Davis noted that a quorum of the Board was present, and the Directors confirmed their qualification to serve.

Mr. Davis then advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act. Mr. Davis reported that the following written disclosures of the interests of all of the directors were filed with the Secretary of State prior to the meeting:

## RECORD OF PROCEEDINGS

---

Director Eckberg disclosed his interests as a purchaser under a vacant land contract for property within the District under which he qualifies as a director. Director Eckberg further disclosed he is President and Owner of JHome, LLC who has a management agreement with Coronado West as manager of CW-Briggs, the owner of property within the District. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Fairbairn disclosed his interests as a purchaser under a vacant land contract for property within the District under which he qualifies as a director. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Spurway disclosed his interests as a purchaser under a vacant land contract for property within the District under which he qualifies as a director. This disclosure is associated with approval of items on the agenda that may affect his interests

### CONSENT AGENDA

Agenda: The Boards reviewed the consent agenda. Upon motion by Director Eckberg and second by Director Spurway, the consent agenda was approved unanimously.

### MINUTES

Minutes: The Boards reviewed the meeting minutes. Upon motion by Director Eckberg and second by Director Spurway, the minutes from the February 7, 2022, meeting was approved.

### FINANCIALS

Ratify and/or Approve Monthly Payment of Claims: Upon motion made by Director Stifter, seconded by Director Fairbairn and, upon vote, the Board unanimously ratified the approval of the claims.

Ratify the YTD Cash Position and Unaudited Financial Statements: Ms. Rodriguez presented the cash position and financials to the Board.

#### Public Hearing to Consider Approval of 2022 Budget

Amendment: Mr. Meggers opened the public hearing at 11:38 a.m. With no public comment, Mr. Meggers closed the public hearing at 11:39 a.m. Ms. Rodriguez presented the 2022 budget amendment to the Board. The Board reviewed and discussed the budget amendment. Director Stifter moved that the Board amend the 2022 budget. Upon a second by Director Eckberg, a vote was taken, and the motion carried unanimously.

Public Hearing to Consider Approval of 2023 Budget: Mr. Meggers opened the public hearing and with no public

## RECORD OF PROCEEDINGS

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comment, he closed the public hearing. Ms. Rodriguez presented the 2023 budget to the Board. After review and discussion took place, Director Stifter moved to approve the budget with minor changes. Upon a second by Eckberg, a vote was taken, and the motion carried unanimously.

### ADMINISTRATIVE ITEMS

2023 Annual Administrative Resolution: Mr. Davis presented the resolution to the Board. Director Eckberg moved to approve the resolution as presented and second by Director Spurway, a vote was taken, and the motion carried unanimously.

2023 Resolution Calling for an Election: Mr. Davis presented the resolution to the Board. Director Stifter moved to approve the resolution as presented and second by Director Eckberg, a vote was taken, and the motion carried unanimously.

Resolution Waiving Worker's Compensation Insurance for 2023: Mr. Davis presented the resolution to the Board. Director Eckberg moved to approve the resolution presented and second by Director Spurway, a vote was taken, and the motion carried unanimously.

Public Hearing Regarding the Paid Family and Medical Leave Insurance Program: Mr. Davis opened the public hearing at 11:52 am. With no public comment, Mr. Davis closed the public hearing at 11:53 am. Mr. Davis then presented the insurance program to the Board. After review and discussion, Director Eckberg moved to decline the insurance program. Upon a second by Director Stifter, a vote was taken, and the motion carried unanimously.

2022 Audit Engagement Letter: Ms. Rodriguez presented the letter to the Board. Director Stifter moved to approve the engagement letter with final review and for the amount to not exceed over 8k and upon a second by Director Eckberg, a vote was taken, and the motion carried unanimously.

### STATUS DEVELOPMENT

**OF** Director Stifter updated the Board on the District. There will be demo's happening in the couple weeks following utilities. There have been no public improvements in 2022.

Current District Map Boundaries: There has been n changes to the District map.

## RECORD OF PROCEEDINGS

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### ADJOURNMENT

There being no further business to come before the Board, upon a motion made, seconded and upon vote, unanimously carried, the meeting was adjourned at 12:02 p.m.

DocuSigned by:  
Respectfully submitted,  
*Vicki Spurway*  
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Secretary for the Meeting