

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF MURATA FARMS RESIDENTIAL METROPOLITAN DISTRICT HELD AT 11:00 AM ON JULY 11, 2023

This meeting was conducted as an audio conference on +1 720 707 2699

(Meeting ID: **831 6826 7371** and videoconference on

<https://us06web.zoom.us/j/83168267371?pwd=cnFxSVdPMTVxNjN2R0JNclRTaHhTQT09>

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

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.
Christine Mcleod, Haynie and Company

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:

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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 JEhome, 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

Director Stifter 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 items on the agenda that may affect his interests.

CONSENT AGENDA

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

MINUTES

Minutes: The Board reviewed the meeting minutes. Upon motion by Director Stifter and second by Director Eckberg, the minutes from the October 27, 2022, meeting was approved.

FINANCIALS

Ratify and/or Approve Monthly Payment of Claims: The Board reviewed claims through July 6, 2023, totaling \$19,573.41. Upon motion made by Director Spurway, seconded by Director Eckberg and, upon vote, the Board unanimously ratified the payment of the claims.

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

Review and Consider Acceptance of 2022 Audited Financial Statements and Authorize Execution of Representation Letter: Ms. Mcleod presented this item to the Board. With no questions, Director Eckberg moved to approve the 2022 audit and authorize the execution of the representation letter. Upon a second by

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STATUS
DEVELPMENT

Director Fairbairn, a vote was taken, and the motion carried unanimously.

OF Director Stifter provided an update on the development schedule. He told the Board that he has been finalizing the agreement with the homebuilder so they can start to complete phase 1-2 on the single-family homes. He mentioned that the retention pond and over lot grading has been completed and wet utilities installation will begin in approximately 45-75 days..

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 11:22 a.m.

DocuSigned by:
Respectfully submitted,
John Fairbairn
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Secretary for the Meeting