

MINUTES OF THE JOINT REGULAR MEETING OF THE  
BOARDS OF DIRECTORS

SWEETGRASS METROPOLITAN DISTRICT NOS. 1, 2 AND 3

Held: April 25, 2019, at 11:30 a.m. at 2500 Arapahoe Avenue,  
Suite 220, Boulder, Colorado.

Attendance A joint regular meeting of the Boards of Directors of Sweetgrass Metropolitan District Nos. 1, 2 and 3 was held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Jon R. Lee  
Jessica Brothers  
Steve Rane

*Also present for the Districts: K. Sean Allen, Esq., White, Bear, Ankele, Tanaka & Waldron, Attorneys at Law, District general counsel.*

Director Qualification The Directors in attendance confirmed their qualification to serve.

Combined Meeting The Boards have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Call to Order It was noted that a quorum of each of the Boards was present and called the meetings to order.

Disclosure Matters Mr. Allen advised the Boards that, pursuant to Colorado law, certain disclosures by the Directors may be required prior to taking official action at the meeting. The agenda for the meeting was reviewed, following which each Director confirmed that nothing appeared on the agenda for which disclosure certificates had not been filed. The disclosure certificates, having been reviewed by the Directors, were made part of the official minutes of the meeting by reference. The Boards determined that participation by the Directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

Approval of Agenda The Directors reviewed the agenda. Following discussion, upon motion duly made by Director Brothers and seconded by Director Rane, the Boards approved the agenda with the addition of non-resident pool use fee as item 7C.

Approval of Minutes  
October 25, 2018

The Boards reviewed the October 25, 2018 meeting minutes. Following discussion, upon motion duly made by Director Rane and seconded by Director Brothers, the Boards unanimously approved the agenda.

### **Construction Update**

Project Status

Director Lee provided an update to the Boards regarding the lot and public improvement construction taking place for 223 lots.

Approval/Ratification of  
Public Improvement  
Construction Contract(s)

Director Lee summarized the improvement construction contracts and noted the change orders in the amounts of three million seven hundred nine thousand three hundred ninety two dollars and fifty cents (\$3,709,393.50) and thirty thousand two hundred and thirty dollars (\$30,230.00) respectively. Following discussion, upon motion duly made by Director Rane and seconded by Director Brothers, the Boards unanimously approved the contracts and change orders.

Contract Report – Bids and  
Awards, Construction  
Budgets

None.

### **Financial Matters**

Financial Statements and  
Payables

The Boards reviewed the financial statements in the amount of March 31, 2019 and payables. Following discussion, upon motion duly made and seconded, the Boards approved the financial statements and ratified the payables.

2018 Audit/Audit  
Exemption Applications

The Boards reviewed the 2018 Audits for District Nos. 1-2 and the Audit exemption application for District No. 3. Following discussion, upon motion duly made by Director Rane and seconded by Director Brothers, the Boards approved the audits and audit exemption application.

### **General Matters**

2019 Annual Administrative  
Resolution

[KSA1]

Consider Approval of 2019  
Accounting and

Director Rane reported on the 2019 rates for the construction management renewal and hourly rates. Following discussion, upon

Construction Management Renewal and Hourly Rates motion duly made by Director Lee and seconded by Director Rane, the Boards unanimously approved the renewal and rates.

Non-Resident Pool Use Rate The Boards engaged in a general discussion regarding imposing a reasonable fee for non-residents of the community to use the pool and clubhouse which the Districts financed. Director Rane reported that he has calculated what the equivalent cost for a non-resident household would be to what District residents pay. Upon motion duly by Director Rane and seconded Director Brothers, the Boards unanimously approved the annual non-resident household fee of \$1,250.

Next Regular Meeting The next meeting of the Boards of Directors will be held on October 24, 2019.

Adjournment There being no further business to come before the Boards and following discussion and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing minutes were approved by the Boards of Directors on October 24, 2019, and the foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

*Steve Rane*

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Secretary for the Meeting