

**MINUTES OF A SPECIAL MEETING  
OF THE BOARDS OF DIRECTORS OF  
MONUMENT JUNCTION METROPOLITAN DISTRICT NOS. 1 AND 2**

**HELD:** Friday, the 17<sup>th</sup> day of November 2023, 12:00 p.m. via video conference.

**ATTENDANCE:**

A special meeting of the Boards of Directors of Monument Junction Metropolitan District Nos. 1 and 2, El Paso County, Colorado, 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:

George Lenz, President  
Jerald Richardson, Secretary  
Douglas Stimple, Treasurer  
Joseph Loidolt, Asst. Secretary

Also present were Sarah Steph and Nate Lenz of Classic Homes, Rob Lange of CliftonLarsonAllen, Danielle Kaiser and Russell W. Dykstra of Spencer Fane LLP.

**CALL TO ORDER:**

It was noted that a quorum was present for the purpose of conducting a special meeting of the Boards of Directors of Monument Junction Metropolitan District Nos. 1 and 2 and the special meeting of the Boards of Directors of the Districts was called to order at 12:04 p.m. Director Schlosser was absent, absence excused.

**DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:**

Mr. Dykstra noted that general disclosure statements had been filed on behalf of the members of the Boards of Directors with the office of the Colorado Secretary of State and with the Secretary of the Districts. Upon motion duly made, seconded and upon vote unanimously carried, the Boards directed that said general disclosures be incorporated herein. It was disclosed that all of the directors are affiliated with and/or have ownership/interest in the current developing entity for the Districts.

**AGENDA:**

The Boards reviewed the Agenda for the meeting. Upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the Agenda as presented.

**PUBLIC COMMENT:**

No members of the public were present.

## **APPROVAL OF MINUTES:**

The Boards reviewed the Minutes of the special meeting of the Boards held on March 10, 2023. Following discussion and upon motion duly made, seconded, and upon vote unanimously carried, the Boards approved the Minutes as presented.

## **FINANCIAL REPORTS:**

Review and Consider Ratification and Approval of Payment of Claims. Mr. Lange presented the claims to the Boards. Following discussion and upon motion duly made, seconded, and upon vote unanimously carried, the Boards accepted and approved the claims as presented.

Review and Consider Approval of Accountant's Reports. Mr. Lange presented the accountant's report to the Boards. Following discussion and upon motion duly made, seconded, and upon vote unanimously carried, the Boards accepted and approved the report as presented.

## **MD NO. 1 AUDIT:**

Mr. Lange presented the 2022 Audit for MD No. 1 to the Board. Discussion ensued. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board approved and accepted the audit as presented.

## **2023 BUDGET AMENDMENTS:**

It was noted that amendments to the 2023 budgets were not needed.

## **2024 BUDGETS:**

Mr. Dykstra reported that proper publication had been made in order for the Districts to conduct a joint public hearing on 2024 budgets. The public hearing was opened. There being no public present to comment, the public hearing was closed.

Mr. Lange presented the 2024 budgets to the Boards. Discussion ensued. Following discussion of the proposed budgets Mr. Dykstra presented for the Board's consideration resolutions indicating the adoption of the budgets as shown and appropriation of the funds as shown. Upon motion duly made, seconded and upon vote unanimously carried, the Boards (1) approved and adopted the 2024 budgets as amended, (2) approved and adopted the mill levies as indicated in the resolutions, (3) authorized the President and the Secretary to sign the necessary documentation, and (4) directed that the Certifications of the Tax Levies be submitted to the County of El Paso by the accountant, and for general counsel to file the adopted budgets with the Division of Local Government prior to January 31, 2024, all subject to adjustment as necessary to account for legislative or other changes related to assessed valuation.

## **ATTORNEY ITEMS:**

Review and Consider Approval of Resolutions Providing for Exclusion from Worker's Compensation Coverage. Mr. Dykstra presented the resolution to the Boards. Discussion ensued.

Following discussion and upon motion duly made, seconded and upon vote unanimously carried, the Boards did not adopt the resolution and instead authorized obtaining workers compensation insurance.

Review and Consider Approval of 2024 Annual Administrative Matters Resolution. Mr. Dykstra presented the resolution to the Boards. Discussion ensued. Following discussion and upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the resolution as presented.

Consider Ratification of Past Actions. Following discussion and upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the ratification of all items considered in 2023.

#### **DIRECTOR ITEMS:**

Review and Consider Ratification of District Fee Resolution. The Boards reviewed the resolution. Following discussion and upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the ratification of the resolution as presented.

Review and Consider Ratification of Consultant Agreement with Diversified Property Management LLC, d/b/a Diversified Association Management. The Boards reviewed the agreement. Following discussion and upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the ratification of the agreement as presented.

Review and Consider Ratification of Wildcat Construction Co., Inc. Agreement. The Boards reviewed the agreement. Following discussion and upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the ratification of the agreement as presented.

Review and Consider Ratification of Wildcat Construction Co. Inc, Change Order #1. The Boards reviewed the change order. Following discussion and upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the ratification of the change order as presented.

Review and Consider Approval of Amendment to the Supplemental Usage and Service Agreement with Woodmoor Water and Sanitation District No. 1. The Boards reviewed the agreement. Following discussion and upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the agreement as presented.

#### **OTHER BUSINESS:**

None.

#### **EXECUTIVE SESSION:**

Not needed.

#### **ADJOURNMENT:**

Following discussion, upon motion duly made, seconded and unanimously carried, the Boards adjourned the meeting at 12:41 p.m.

The foregoing Minutes constitute a true and correct copy of the Minutes of the above-referenced special meeting and were approved by the Boards of Directors of Monument Junction Metropolitan District Nos. 1 and 2.

*Gerald Richardson*

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Secretary of the Districts