

RECORD OF PROCEEDINGS

MINUTES OF A MEETING OF
THE BOARD OF DIRECTORS OF
THE CANYONS METROPOLITAN DISTRICT NO. 7 (THE "DISTRICT")
HELD
DECEMBER 8, 2021

A special meeting of the Board of Directors of The Canyons Metropolitan District No. 7 (referred to hereafter as the "Board") was convened on December 8, 2021, at 9:00 a.m. This meeting was held via Zoom, and was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jeff Kappes, President
Skyler Hager, Vice-President/Secretary
Teresa Kershnik, Treasurer
Michele Miller, Assistant Secretary
Jessica McDonagh, Assistant Secretary

Also, In Attendance Were:

Denise Denslow, Stephanie Odewumi and Carrie Beacom; CliftonLarsonAllen LLP ("CLA"), District Manager and Accountant;
Zachary White, Esq.; White Bear Ankele Tanaka & Waldron P.C. ("WBA"), District General Counsel;
Ryan McDermed; Shea Canyons, LLC, Construction Manager

ADMINISTRATIVE MATTERS

Call to Order/Declaration of Quorum: Denise Denslow called the meeting to order at 9:02 a.m. A quorum was confirmed.

Director Conflict of Interest Disclosures: Mr. White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. White reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. White inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Miller, seconded by Director Hager and, upon vote, unanimously carried, the Board approved the

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Agenda, as presented.

Public Comment: There was no public comment.

CONSENT AGENDA

Minutes of November 10, 2021 Special Meeting:

Property and Liability Schedule and Limits:

Following discussion, upon a motion duly made by Director Miller, seconded by Director Hager and, upon vote, unanimously carried, the Board approved the above Consent Agenda items, with Director Miller's changes to the minutes and confirmation of insurance coverage on additional items discussed.

FINANCIAL MATTERS

Payables and Schedule of Cash Position: Ms. Beacom reviewed the Payables with the Board. Following review and discussion, upon a motion duly made by Director Hager, seconded by Director McDonagh and, upon vote, unanimously carried, the Board approved the Payables in the amount of \$1,683,786.13.

Schedule of Cash Position and Property Tax Reconciliation: Following review and discussion, upon a motion duly made by Director McDonagh, seconded by Director Miller and, upon vote, unanimously carried, the Board accepted the Schedule of Cash position and Property Tax Reconciliation.

Other: None.

LEGAL MATTERS

Other: None.

MANAGER / OPERATIONS MATTERS

Managers' Report: Ms. Denslow reported that one property is still with Altitude Law regarding violations for unapproved landscaping. To date, nothing has changed. Ms. Denslow inquired on the timing and progress. Ms. Denslow reported that residential matters have quieted down. The Waste Management 2022 Trash Schedule will be posted on the website once received.

2022 Fee Schedule: Following review and discussion, upon a motion duly made by Director Miller, seconded by Director Kershnik and, upon vote, unanimously carried, the Board approved the fee schedule.

Other: None.

CONSTRUCTION MATTERS

Summary and Status of Construction Matters, Review Construction Manager Board Communication: Mr. McDermed reported everything is progressing well due to the good weather. Paving was completed yesterday on multiple areas. He reported that the landscaping is ongoing.

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Mr. McDermed reported that some acceptance paperwork has been filed with Parker Water and Sanitation District. If accepted, it will be turned over to them for upkeep.

Construction Agreements:

Bids for Canyons Filing 2, 1st Amendment Lot Development Construction Agreement and Construction Manager Recommendation:

Mr. McDermed reviewed the summary of bids that was included in the packet.

Award of Canyons Filing 2, 1st Amendment Lot Development Construction Agreement, Authorize Notice of Award, Notice to Proceed, and Construction Agreement:

Following discussion, upon a motion duly made by Director Kershisnik, seconded by Director Kappes and, upon vote, unanimously carried, the Board awarded the following construction agreements for the infrastructure within Canyons Filing 2, 1st Amendment:

Iron Woman Construction - Water, Sanitary and Storm Improvements

ESCO Construction - Concrete Improvements

Schmidt Construction Company - Paving

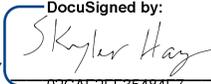
OTHER BUSINESS

Other: None

ADJOURNMENT

There being no further business to come before the Board at this time, Ms. Denslow adjourned the meeting at 9:19 a.m.

Respectfully submitted,

By 
 DocuSigned by:
U2CAE2FF35484E7...
Secretary for the Meeting

Certificate Of Completion

Envelope Id: 99E0B76B73E74D8ABF71B740C2515856	Status: Completed
Subject: Canyons MD 7 - 12-8-21 Minutes	
Client Name: Canyons MD 7	
Client Number: 011-043719-OS03-2022	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Kathy Suazo
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
	Kathy.Suazo@claconnect.com
	IP Address: 67.137.57.251

Record Tracking

Status: Original	Holder: Kathy Suazo	Location: DocuSign
1/13/2022 12:23:11 PM	Kathy.Suazo@claconnect.com	

Signer Events

Skyler Hager
 skyler.hager@sheahomes.com
 Secretary
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 02CAE2FF35484E7...
 Signature Adoption: Uploaded Signature Image
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Timestamp

Sent: 1/13/2022 12:25:53 PM
 Viewed: 1/13/2022 1:51:25 PM
 Signed: 1/13/2022 1:51:32 PM

Electronic Record and Signature Disclosure:
 Accepted: 1/13/2022 1:51:25 PM
 ID: b3e6ff93-4e9a-4851-a457-34bd54ac36e2

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	1/13/2022 12:25:53 PM
Certified Delivered	Security Checked	1/13/2022 1:51:25 PM
Signing Complete	Security Checked	1/13/2022 1:51:32 PM
Completed	Security Checked	1/13/2022 1:51:32 PM

Payment Events	Status	Timestamps
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